



City of Charleston

BOARD OF ZONING APPEALS-SITE DESIGN

August 4, 2021

5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bza-sd

****Video and microphone is currently disabled for all attendees.****

This meeting is being recorded.

Go to www.charleston-sc.gov/bza-sd for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.

Virtual Meeting Protocol

Staff will control the slides displayed throughout the meeting.

Applicants, staff, Board members and members of the public should give their name first whenever speaking.

Applicants and members of the public must be sworn in before speaking for the first time.

Only attendees who have registered to speak before the deadline at noon today may speak during the meeting.

Video and microphone have been disabled for all attendees. Attendees will only be given the capabilities to speak when they are called on during the public comment period.

Board members who need to recuse themselves from voting will be temporarily removed from the meeting and re-admitted prior to addressing the next item.

If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Chat has been disabled for everyone.

This meeting is being recorded.

Board of Zoning Appeals-Site Design

Your Board of Zoning Appeals-Site Design Members are:

Joel Adrian— *Chair, Architectural Designer*

Amanda Graham Barton, *Landscape Architect*

Jennifer DeCiantis, *Landscape Architect/Certified Arborist*

Paula Murphy, *Layperson, Previously in land Development*

Ruthie Ravenel, *Real Estate*

Kelvin Huger, *Attorney*

Jeff Webb, *Civil Engineer*

Your City of Charleston Staff are:

Eric Schultz, *Board Administrator*

Lee Batchelder, *Zoning Administrator*

Scott Valentine, *TRC Coordinator*

Bethany Whitaker, *Clerk*

The Board of Zoning Appeals—Site Design has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;
2. Grant special exceptions, a fact finding function of the Board; and
3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.

Board of Zoning Appeals-Site Design

Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;
- c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Public Comment

Order on Each Application:

- Chair announces each application followed by staff presentation and recommendation.
- Staff will call on applicant to present their application after being sworn in by Chair
- Staff will open the public comment period to receive comments from registered attendees in favor (first spoken, then written). Each speaker will be sworn in by the Chair.
- Staff will then recognize registered attendees for public comments in opposition after speaker is sworn in (first spoken, then written).
- Staff will recognize the applicant for a short rebuttal.
- Chair will then close the public comment period and begin Board discussion.

Providing Comment:

- If you submitted a request to speak on an item before the deadline, staff will call your name when it is your turn to speak and enable your microphone.
- Your microphone will be disabled after you are done speaking.
- **You may only speak once for each item and you must state your name and address for the record or you will not be permitted to provide comment.**

Board Discussion

- Following public comment period, Board members can make comments, ask questions and make motions.
- After a motion and second, Board members will vote “Aye, in favor” or “Nay, not in favor”. If vote is not unanimous, Chair will poll each member for their vote. The Chairman shall announce the vote on the motion and the final decision on the application.
- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.
- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Agenda Item #A-1

Approval of the July 7, 2021 BZA-SD Meeting Minutes.



MEMBERS PRESENT: JOEL ADRIAN, AMANDA BARTON, KELVIN HUGER,
JEFF WEBB, RUTHIE RAVENEL, PAULA MURPHY,
ANDREW HARGETT
STAFF PRESENT: ERIC SCHULZ, BETHANY WHITAKER

AGENDA
BOARD OF ZONING APPEALS – SITE DESIGN
JULY 7, 2021 5:00 P.M. *virtually via Zoom Webinar*

A. Review of Minutes and Deferred applications from APP. NO. 2107-07-A1
previously advertised BZA-SD agendas. For information, call 843-724-3765.

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Barton SECOND: K.Huger VOTE: FOR 2 AGAINST 0

B. New applications.

1. 2 LADSON STREET(Charlestowne) APP. NO. 2107-07-B1
(TMS#457-16-02-023)

Request a variance from Sec 54-327 to allow the removal of one grand tree.
Owner: John & Betsy Cahill
Applicant: Wertimer + Cline
Zoned SR-4

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with Staff recommendations & conditions:
1. Must plant 32 caliper inches of native canopy trees on the lot in the form of one 2 1/2" caliper canopy tree on the lot and the residual inches in the form of a contribution to the City's Street Tree Program.
2. Must provide a landscape plan for staff review.
3. Make a 'good faith' effort to re-purpose the wood in some capacity.

MADE BY: R.Ravenel SECOND: A.Barton VOTE: FOR 2 AGAINST 0

2. 75 CHADWICK DRIVE(South Windemere) APP. NO. 2107-07-B2
(TMS#421-09-00-019)

Request a variance from Sec 54-327 to allow the removal of one grand tree .
Owner: Thomas & Courtney Wagoner
Applicant: Elizabeth Pope
Zoned SR-1

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferral.

MADE BY: R.Ravenel SECOND: J.Webb VOTE: FOR 2 AGAINST 0

BOARD OF ZONING APPEALS—SITE DESIGN/JULY 7, 2021
PAGE 2

3. FENWICK HALL ALLEE(Johns Island) APP. NO. 2107-07-B3
(TMS#346-00-00-260)

Request a variance from Sec 54-327 to allow the removal of 15 grand trees.
Request a special exception from Sec 54-327 to allow the removal of two grand trees.
Owner: AMH Development, LLC
Applicant: AMH Development
Zoned PUD

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or jschumacher@charleston-sc.gov three business days prior to the meeting.

Agenda Item #A-1

75 CHADWICK DRIVE
(South Windemere)

TMS # 421-09-00-019

Request a variance from Sec 54-327 to allow the removal of two grand trees.

SR-1



Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as explained on page 2 of this form.
☒ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: July 7, 2021

Property Address: 75 Chadwick Drive, Charleston, SC 29407 TMS # 421-09-00-019

Property Owner : Thomas and Courtney Wagoner Daytime Phone 706-829-9956

Applicant : Elizabeth Pope Daytime Phone 803-920-4618

Applicant's Mailing Address: 164 Market Street, #264 Charleston, SC 29401

_____ E-mail Address : epopelandscaparchitect@gmail.com

Relationship of applicant to owner: landscape architect

Zoning of property: SR-1

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ **YES or** ☒ **NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant Elizabeth Pope Date 5-27-2021

For office use only

Date application received _____ Time application received _____
 Staffperson _____ Fee \$ _____ Receipt # _____

Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401
 (843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

I am requesting the removal of two trees considered grand by the City of Charleston. One is a 28" bald cypress tree. The trunk of this tree is less than one foot from the main water line and seventeen feet from the house foundation. Bald cypress trees are known for their above ground, knotty knee, aggressive, spreading, root habit. This extensive system is going to cause damage to the water line and house foundation very soon. In the past year I have already had one client have to replace their water line after a bald cypress root cut through their water line. I would like to prevent seeing this again. Bald cypresses are beautiful trees. But, they are not meant for small neighborhood gardens. Please see the photos of the above ground roots and proximity to the water line. The second tree is a 31" bradford pear. It is in failing health. James Critikos, an arborist, has urged for the tree to be immediately removed. Both trees have also been detrimentally cut by Dominion Energy for the power lines. Please see the letter attached.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

BOARD OF ZONING APPEALS SITE DESIGN

City of Charleston

Wednesday, August 4, 2021

ITEM A 1

75 Chadwick St

(South Windermere)

TMS# 421-09-00-019

ZONED SR-1

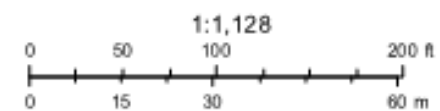


 Subject Property

75 Chadwick Drive



June 30, 2021









existing bradford pear tree in bad health



existing bradford pear tree's splitting bark



existing bradford pear tree's weakened center union



existing bald cypress tree and bradford pear tree seen cut by Dominion Energy



blue marks show knee roots from bald cypress tree. water line is directly below these knee roots.



existing bald cypress tree as seen in close proximity to main water line



existing bald cypress tree and bradford pear tree seen cut by Dominion Energy

James Collins
ISA Certified Arborist SC-05729
25 Parkwood Avenue
Charleston, SC 29405
843-405-2344

CONTRACT

Mr. and Mrs. Waggoner
25 Chadsboro Drive
Charleston, SC 29407
843-405-0678

At the request of Mrs. Elizabeth Pope, landscape architect, a water line survey and stump removal of a Bradford Pear tree located in the center of Mr. and Mrs. Waggoner's property. This tree is located 2' from their home and measures 30" DBH. A survey was conducted showing a water line running within less than a foot from the tree's main trunk and extending directly towards the house parallel with the sidewalk. This species is well known for developing numerous knees surrounding the entire tree and are situated within a foot from the house foundation. The close proximity of the tree clearly indicates further extensive damage will occur to the underground plumbing. This tree has added dangerous to function and it is no longer suitable to adapt or thrive in this restricted area. I highly recommend Mr. and Mrs. Waggoner to contact the City of Charleston and ask permission to remove.

To the right of this Cypress is an existing Bradford Pear, 30" DBH, in decline. It is overhanging the sidewalk and has split and cracked bark at various locations around its trunk. This tree is located 2' from their home and measures 30" DBH. A survey was conducted showing a water line running within less than a foot from the tree's main trunk and extending directly towards the house parallel with the sidewalk. This species is well known for developing numerous knees surrounding the entire tree and are situated within a foot from the house foundation. The close proximity of the tree clearly indicates further extensive damage will occur to the underground plumbing. This tree has added dangerous to function and it is no longer suitable to adapt or thrive in this restricted area. I highly recommend Mr. and Mrs. Waggoner to contact the City of Charleston and ask permission to remove.

Sincerely,
James Collins

James Critikos
ISA Certified Arborist SO-6572A
29 Parkwood Avenue
Charleston, SC 29403
843-693-3184

05/20/2021

Mr. and Mrs. Wagoner
75 Chadwick Drive
Charleston, SC 29407
803-920-4618

At the request of Mrs. Elizabeth Pope, landscape architect, I inspected a large and vibrant 60' tall Bald Cypress planted in the center of Mr. and Mrs. Wagoner's front yard. This tree is located 17' from their home and measures 28" DBH. A survey was conducted showing a water line is running within less than a foot from the tree's main trunk and extends directly towards the home parallel with the sidewalk. This species is well known for displaying numerous knees surrounding the entire tree and are evidenced within a foot from the home foundation. The close proximity of the tree clearly indicates further extensive damage will occur to the underground plumbing. This tree has indeed outgrown its function and it is no longer suitable to adapt or thrive in this restricted area. I highly recommend Mr. and Mrs. Wagoner to contact the City of Charleston and seek a permit for its removal.

To the right of this Cypress an enormous Bradford Pear, 31" DBH, is in decline. Its overwhelming size has split and cracked bark at various locations around branch attachments with the effect of weakening the unions of many outer leads. This massive tree has even forced Dominion to cut away a large section of the reach of the tree to provide safety and clearance from both the lower telephone line as well as the upper high-power lines which service the entire community. This tree is well known for splitting, collapsing due to its magnitude and it is certainly a liability to the homeowners as well as to the entire structure of their residence. In addition, its demise could clearly destroy some or all of existing utilities extending towards Chadwick Drive. The removal of this Bradford Pear is highly advisable and action should be pursued in a timely manner.

Sincerely,



James Critikos

Agenda Item #A-2

FENWICK HALL ALLEE

(Johns Island)

TMS # 346-00-00-260

Request a variance from Section 54-327 to allow the removal of 15 grand trees.

Request a special exception from Section 54-327 to allow the removal of two grand trees.

Zoned PUD



Application for Variance, Special Exception, Reconsideration, or Extension Page 1 of 2
to the Board of Zoning Appeals – Site Design (BZA-SD)

City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals-Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as explained on page 2 of this form.
☒ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: July 7, 2021

Property Address Fenwick Hall Allee TMS # 346-00-00-260

Property Owner AMH Development, LLC

Daytime Phone _____

Applicant AMH Development, LLC

Daytime Phone (843) 458-1610

Applicant's Mailing Address 5955 Core Rd, Suite 510 **E-mail Address** chobart@ah4r.com

Relationship of applicant to owner same representative, prospective buyer, other)
Representative

Zoning of property VFMR

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant Craig Hobart **Date** 6/4/21

For office use only	
Date application received _____	Fee \$ _____
Staffperson _____	Time application received _____
Receipt # _____	
Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401	
(843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov	

BZA-SD Application (continued)

Page 2 of 2

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Removal of trees as described on the attached plans in order to develop the subject site while making effort to protect and maintain many of the large, healthy trees.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

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For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

N/A

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401
(843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

BOARD OF ZONING APPEALS SITE DESIGN

City of Charleston

Wednesday, August 4, 2021

ITEM A 2

Fenwick Hall Allee

(Johns Island)

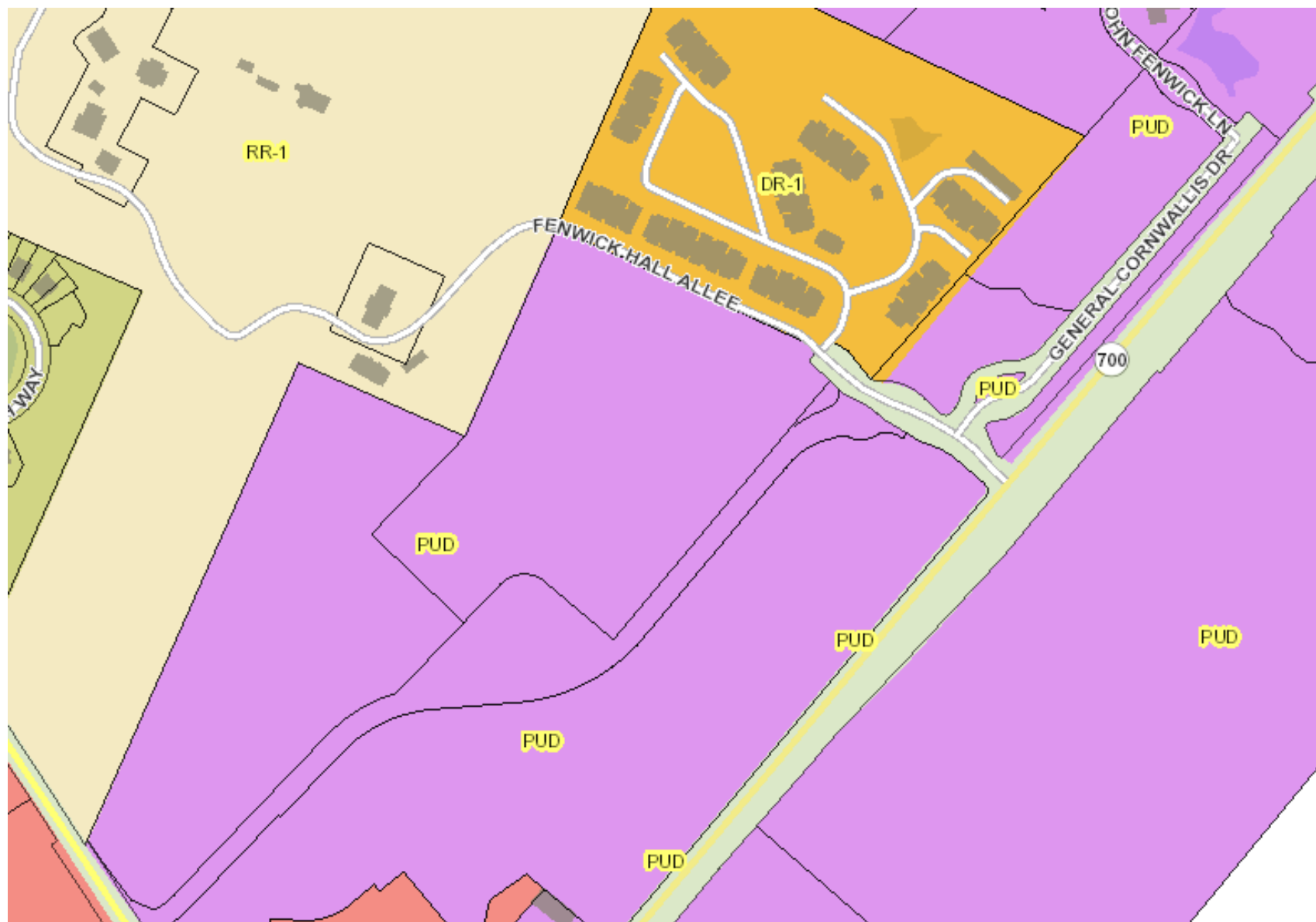
TMS# 346-00-00-260

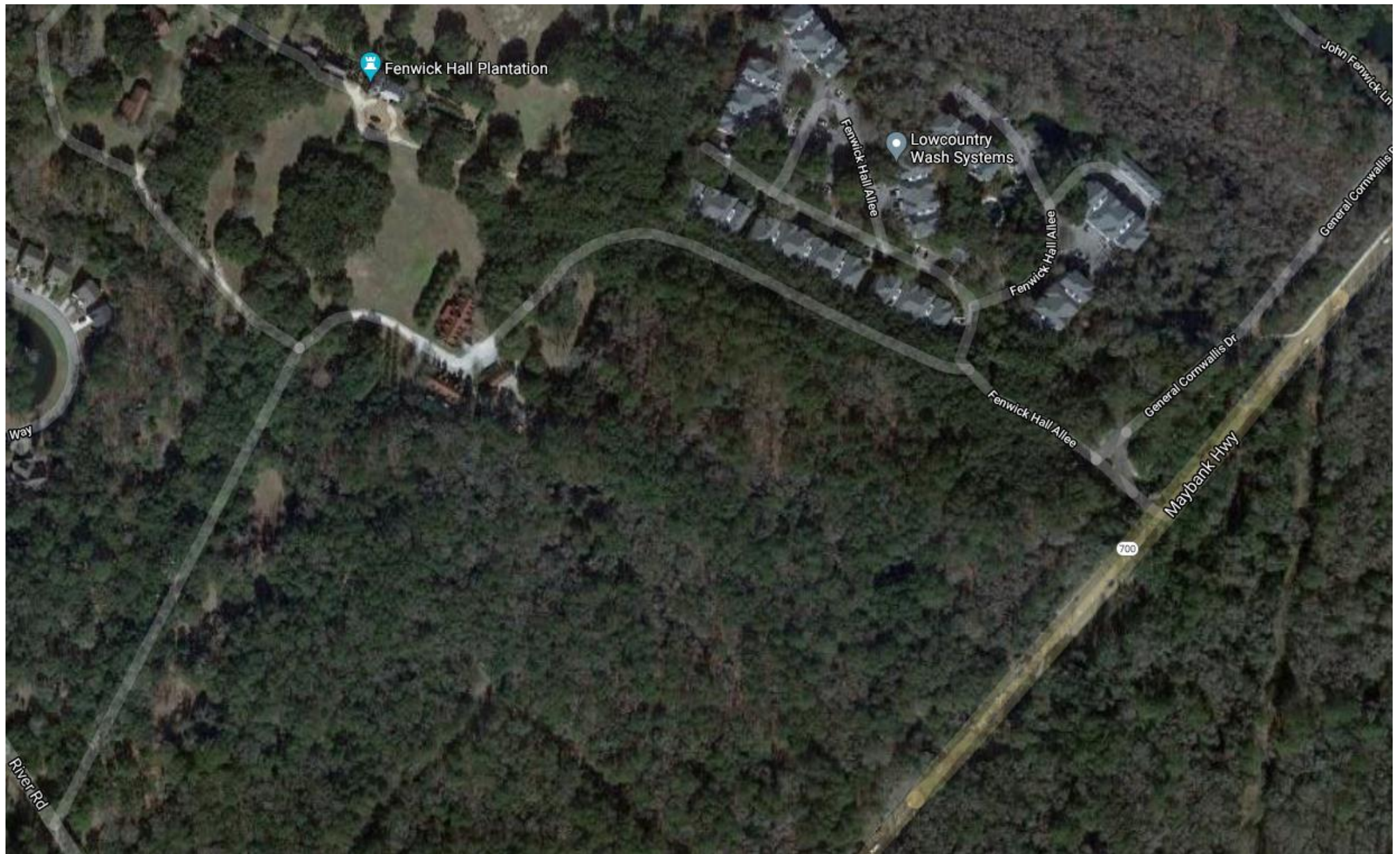
ZONED PUD

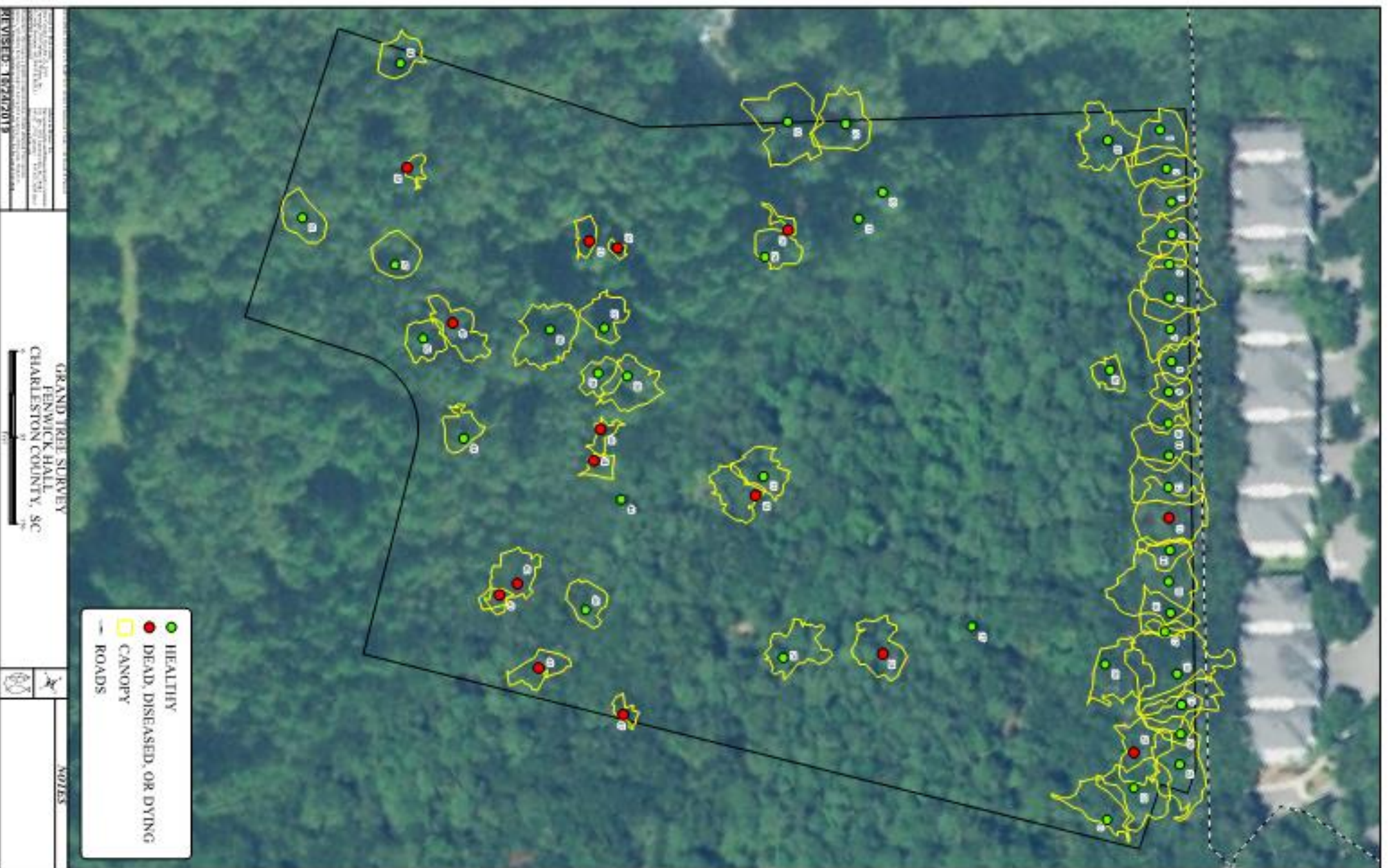


 Subject Property

Fenwick Oak Allee







Excerpt from RC plans submitted

Bowman

Seaman Consulting Group, Inc.
900 Island Park Drive
Suite 400
Charleston, SC 29402
Phone: (803) 401-0000
seaman@seamansc.com

GRAND TREE REMOVAL EXHIBIT
FENWICK HALL ALLEE








PLAN STATUS

DATE	DESCRIPTION	
ADD DESIGN	BY DRAWN	BY CHK
SCALE	BY V. MON	
JOB No:100022-03-0		
DATE JUN, 2001		
FILE No.		

Sheet C110

GRAND TREE LEGEND (CITY OF CHARLESTON TREE GRADING SYSTEM)

A	
B	
C	
D	
E	

EXISTING GRAND TREES

TRFEE NUMBER	DESCRIPTION & SIZE	GRADE	STATUS
1	2" LIVE OAK	A	SAVR
2	2" LIVE OAK	A	SAVE
3	2" LIVE OAK	A	SAVR
4	3" LIVE OAK	A	SAVE
5	20.5" LIVE OAK	A	SAVR
6	34.5" LIVE OAK	A	SAVE
7	38" LIVE OAK	A	SAVR
8	2" LIVE OAK	A	SAVE
9	2" LIVE OAK	A	SAVR
10	27.5" LIVE OAK	A	SAVR
11	38" LIVE OAK	A	SAVR
12	36.5" LIVE OAK	A	SAVR
13	38" LIVE OAK	C	SAVR
14	2" LIVE OAK	A	SAVR
15	40.5" LIVE OAK	A	SAVR
16	2" LIVE OAK	A	SAVR
17	23.5" LIVE OAK *	DN	SAVR
18	42" LIVE OAK	A	SAVE
19	38" LIVE OAK	A	SAVR
20	37" LIVE OAK	A	SAVR
21	38" LIVE OAK	A	SAVR
22	38" LIVE OAK	A **	SAVR
23	37" LIVE OAK	C **	REMOVE
24	48" LIVE OAK	C **	SAVR
25	38" POSTER OAK	C **	REMOVE
26	33" RED OAK *	B **	SAVR
27	38" LAUREL OAK *	B **	SAVE
28	37" LIVE OAK	TRD **	SAVR
29	35" LIVE OAK *	A **	SAVE
30	35" LIVE OAK *	A **	SAVR
31	37" LAUREL OAK *	B **	SAVE
32	37" RED OAK *	B **	SAVR
33	28" LAUREL OAK *	C **	REMOVE
34	20.5" BRASSER OAK *	C **	SAVR
35	27" LIVE OAK	B/C **	SAVE
36	48" LIVE OAK	B/C **	SAVR
37	2" LIVE OAK	F	REMOVE
38	42" LIVE OAK	D	REMOVE
39	37" LIVE OAK	A	REMOVE
40	37" LIVE OAK	D	REMOVE
41	2" LIVE OAK	D	REMOVE
42	20.5" LIVE OAK	F	REMOVE
43	2" LIVE OAK	F	REMOVE
44	27" LIVE OAK *	C **	SAVR
45	37" LIVE OAK	D **	SAVR
46	27" LIVE OAK	F	SAVR
47	2" LIVE OAK	D **	SAVR
48	42" LIVE OAK	A **	SAVR
49	27" LIVE OAK	F	REMOVE
50	27" LIVE OAK *	D	REMOVE
51	49" LIVE OAK	C **	REMOVE
52	27" LAUREL OAK	D **	SAVR
53	17.5" LAUREL OAK	D	REMOVE
54	2" OAK	D	REMOVE
55	26" POSTER OAK	C/D **	REMOVE

* DESCRIPTION AND SIZE OF SAWY TREE VERIFIED IN THE FIELD WITH ERIC SCHULTZ OF THE CITY OF CHARLESTON ON 11/13/2016

¹⁰ GRAND TREE TO BE FURTHER EVALUATED BY CERTIFIED ARBORIST



X - TREE TO BE REMOVED



Bowman

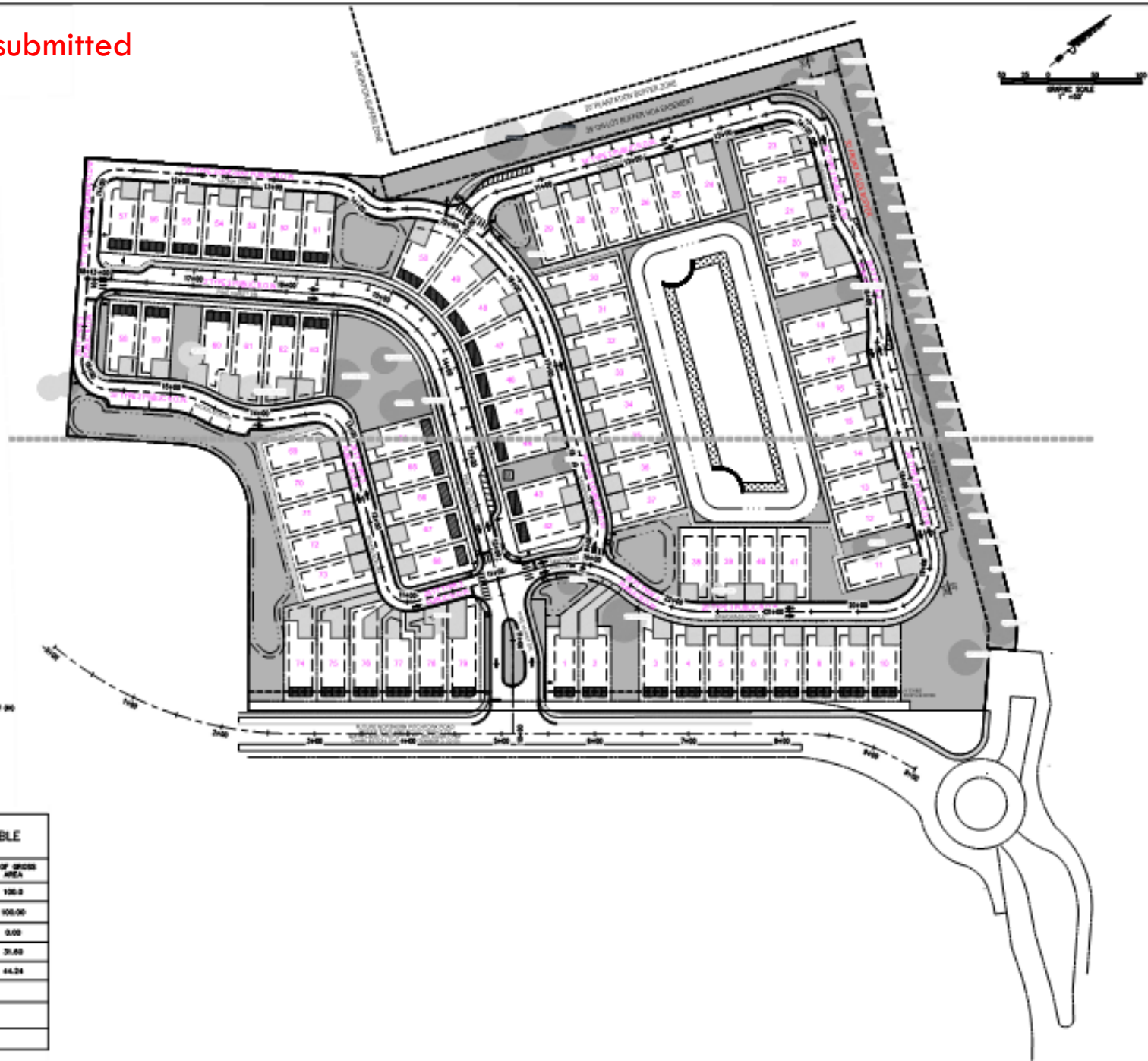
1. NIGHT DISMAY VEHICULAR AT ALL CARDS AND INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SIGNS 4-2.02.2 AND 4-2.02.3 AND IN ACCORDANCE WITH THE MANUAL.
2. NO STREET PARKING WILL BE PERMITTED ON STREETS WITH LESS THAN 30' OF PARKING WIDTH.
3. THE MINIMUM BLOCK SIZE WILL BE 600' X 600'. BLOCKS SIZE SHALL BE DEFINED AS THE DISTANCE BETWEEN THE TOP OF WAIS, PRIVATE VEHICULAR DRIVES WITH ANGLED OR PARALLEL PARKING, AND/OR PEDESTRIAN ACCESS WALKWAYS WITH LESS THAN 10 FEET. PEDESTRIAN ACCESS WALKWAYS WITH LESS THAN 10 FEET OF PAVED AREA SHALL BE CONSIDERED AS A BLOCK.
4. ALL ADJACENT INTERSECTIONS WITHIN THE SITE WILL BE CONSIDERED MAINTAINABLE FOR THE LIFE OF THE PROJECT.

PROP. CENTERLINE	=====	ACT. LINE/LABEL	-----
PROPERTY BOUNDARY	-----	ACT. AREA NUMBER	00000000000000000000
PROP. LOT BOUNDARY LINE	-----	ACT. AREA	00000000000000000000
PROP. RIGHT-OF-WAY	=====	BUILT TO EXIST	00000000000000000000
PROP. PATH/ROWWAYS	=====	DRIVEWAY	00000000000000000000
EXISTING UTILITY LINE	-----	ACT. LINE/LABEL	-----
SETBACK LINE	-----	ACT. AREA NUMBER	00000000000000000000
PROP. STOP SIGN	-----	ACT. AREA	00000000000000000000

[illegible][illegible]

HOA AREAS		
AREA NUMBER	AREA (SF)	AREA (A.C.)
1	2,453	0.06
2	4,857	0.11
3	8,528	0.19
4	17,119	0.39
5	1276	0.03
6	2881	0.07
7	3715	0.09
8	4385	0.10
9	3050	0.07
10	1834	0.04
11	9113	0.04
12	40280	1.84
13	20880	0.92
14	30469	0.70
15	2954	0.07
16	1284	0.03
17	1626	0.03
18	1261	0.03
19	433	0.01

DESCRIPTION	AREA (AC) OR LOTS	% OF GROSS AREA
GROSS ACREAGE	12.35	100.0
NET ACREAGE	12.25	100.00
NATURAL FEATURES ACREAGE	0.00	0.00
OPEN SPACE ACREAGE	3.49	31.49
LAND USE AREA ACREAGE	5.42	44.24
TOTAL NUMBER OF LOTS	79	
RESIDENTIAL UNITS FOR SINGLE-FAMILY DEVELOPMENTS	0	
NET DENSITY (LOTS/ACRE)	6.45	



Banner Consulting Group Ltd
 885 Grand Park Drive
 Suite 400
 Charleston, SC 29403
 Phone: (803) 321-0223
joanne@bngroup.com
 © Banner Consulting Group Inc.

OVERALL ROADWAY PLAN
FENWICK HALL ALLEE
CITY OF CHARLESTON
CHARLESTON COUNTY, SC



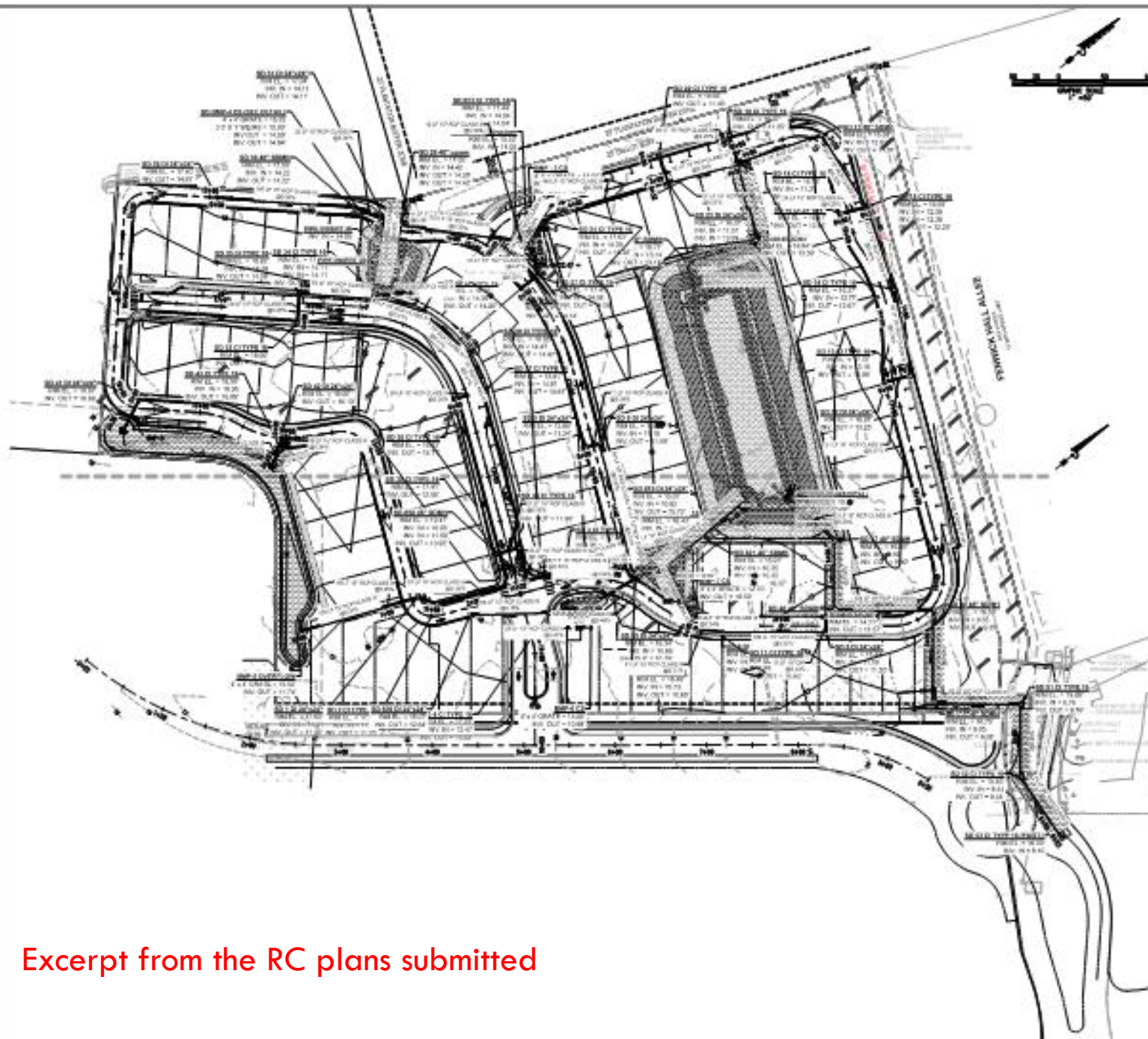
PLAN STATUS		
DATE	DESCRIPTION	
ADD	BY	R/W
06/28/91	DRWH	CRB
SCALE	1"=20'	
JOB No. 00022-02-004		
DATE JUNE, 2001		
FILE No. 00022-0-07-00-00		
SHEET C300		

[illegible]

PRESTRESS MAJOR CURVATURE
 PRESTRESS MINOR CURVATURE
 PRESTRESS POINT ELEVATION
 DROP POINT (SEE PLAN FOR SIZE)
 ST DRAG/RAISE R/W

CITY OF CHARLESTON
 SERVICE ELEMENT
 CITY OF CHARLESTON

*There would be no need to be necessary to protect and maintain these activities.



Bowman

Steven Consulting Group Ltd
 400 Bloor Street West
 5th Floor
 Toronto, ON M5G 1B5
 Phone: (416) 593-1010
 Fax: (416) 593-1011
 Email: info@stevenconsulting.com

OVERALL GRADING PLAN
FENWICK HALL ALLEE

CHAMBERS COUNTY, SD

CITY OF CHARLESTON



PLAN 1041

DATE	DESCRIPTION	
ADD	BWH	AJW
SECTION	BRANCH	CHIEF
SCALE	1/4" = 1'-0"	
JOB No. 100022-02-00		
DATE JUN. 2001		
FILE No. 0003-0-0-00-0		

UNIT C400

Excerpt from the RC plans submitted

August 19, 2020

City of Charleston
 Zoning Department
 Attn: Eric Schultz

Re: Fenwick Hall Allee

Eric,

I am writing with regards to the tree (clump of trees) that you and I looked at this morning at the proposed Fenwick Hall Allee site. Below are photographs of the trees showing several areas of concern which I will outline accordingly. The first photograph (photograph 1) is a full view of the tree with all the hazards marked.

The first tree is a 35" Live Oak located on the site plan. This tree has two main leads. The primary lead has a large cavity (see photographs 2 and 3 below). This area of decay is greater than 70% and decay continues to erode the remaining shell. This main lead is considered hazardous and should be removed.

The second lead forks at the area of the first lead's large cavity, and it is leveraged in a cantilever fashion at the area of decay/cavity which is the first concern (shown also in photograph 2 below). The second concern is the large canker on the second lead (see photograph 4 below). When probed, the area of decay made up more than 45% of the trunk. This section would also be considered a hazard which means we would need to remove the entire tree as it mainly consists of these two leads.

Additionally, with regards to the adjacent 21" Live oak (see photographs 5-8), there is a large cavity that begins at about 3.5' off the ground and extends one foot below grade. This decay is between 75-80% of the trunk. The tree is completely hollow, and the remaining shell is decaying. This tree should be graded an F and considered a hazard.

It should be noted that there is an adjacent 17" Water Oak that is diseased, has major branches broken at the top and is a non-grand tree. In conclusion, this tree referred to as a 35" Live Oak is a collection of three trees which have a cavity, decay, and multiple dead branches. Treatment is not an option. Again, this tree would be graded an F and we recommend it be removed.

Should you have any questions, please contact me directly at 843-906-4391 or by email at thetreeclinic@gmail.com.

Paul Mulkey
 The Tree Clinic, LLC

520 Folly Road, Suite P-319 • Charleston, SC 29412 • (843) 723-6032 • thetreeclinic@gmail.com



WWW.THETREECLINIC.COM



35" Live Oak Photographs



Photograph 1 - Full view of the trees with marked hazards.



Photograph 2 - 35" Live Oak Cavity



Photograph 3 - 35" Live Oak Cavity - Inside View



Photograph 4 - 35" Live Oak Large Canker

21" Live Oak Photographs



Photograph 5 - 21" Live Oak - Large Cavity



Photograph 6 - 21" Live Oak - Second View Large Cavity



Photograph 7 - 21" Live Oak - Inside view - Large Cavity



Photograph 8 - 21" Live Oak - Decayed Areas

Tree evaluations by Sabine & Waters

From: Robert Strange <rstrange@sabinc.net>
Sent: Wednesday, December 4, 2019 3:33 PM
To: bjarotski@bowmanconsulting.com
Cc: rwaters@bowmanconsulting.com
Subject: Re: Fenwick Hall Allee: Existing Tree Evaluation/Report

Hey guys,
I wanted to reach out with my findings after visiting the site today. Below are the trees that required further evaluation based on the City of Charleston's tree ordinance. Let me know if there is anything else you need.

Tree 22: Grade B. This tree had multiple lower branches dead and the trunk was hollowing out. Overall canopy cover was still healthy.

Tree 23: Grade D. One of the tree's dominant branches had died, the bark was missing on over 50% of the lower bole of the tree and only approximately 10% of the crown was still living. Epicormic branches were prevalent signaling stress.

Tree 24: Grade D. This tree was very unstable. There were 2 major catfaces on the bole, visible rot, fungus growing on dying branches and epicormic branching prevalent.

Tree 25: Grade C. This tree had begun to hollow. There were many cankers and stress indicators. Very large for a water oak, these trees are unstable at this size.

Tree 26: Grade B. This tree has one large dead lower limb. Otherwise, the tree appears healthy.

Tree 27: Grade B. This tree had some dead lower limbs likely due to shade pruning, however it also had many vines that were competing with the canopy of the tree. Vines should be removed.

Tree 28: Grade B. Similarly to tree 27, had dead lower limbs and many vines.

Tree 29: Grade A. This is a very healthy Live oak

Tree 30: Grade B. This tree had lost some large dominant branches in the lower canopy and was covered in competing vines as well.

Tree 31: Grade B. This tree was covered in trumpet creeper

Tree 32: Grade B. This tree was relatively healthy and starting to show some epicormic branching which is usually a sign of stress.

Tree 33: Grade D. This tree appears to have been struck by lightning, it had multiple cracks in the bark on the bole, dead limbs, and was leaning heavily to one side.

Tree 34: Grade D. All major branches of this tree were broken off at the ends. The tree had many epicormic branches and was in poor health.

Tree 35: Grade D. Over 1/2 the living crown is dead on this tree, with only around 40% original crown. Epicormics make up the remaining foliage on the tree.

Tree 36: Grade D. Over 1/2 the living crown on this tree was dead. 1 of the 4 major limbs was completely dead as well. The remaining branches were covered in epicormic branches as well

Tree 40: Grade D. Only approximately 30% of the crown is living, with over 1/2 of the total tree consisting of dead limbs and trunks.

Tree 43: Grade C. This tree is hollow and only has approximately 50-60% of the original canopy still living. It has lost all the lower limbs as well.

Tree 45: Grade B. This tree is mostly healthy with one of the four dominant branches completely dead. approximately 70-80% canopy is intact

Tree 46: Grade C. 1/3 of this tree is dead. Vines are covering the remaining tree outcompeting it.

Tree 49: Grade D. This tree experienced damage from a large neighboring tree falling, which broke off one whole side of branches on the tree. As a result, the tree has open wounds that make it susceptible

to pests and disease. Epicormics have covered the branches and approximately 60% of the original canopy is intact.

Tree 50: Grade B. There is some rot on this tree, however it appears healthy otherwise. Vines are starting to compete with the tree as well

Tree 51: Grade B. Overall a healthy tree. Large laurel oaks are often hollowed out by this age and unstable.

Tree 54: Grade C. Large diameter water oak. Often hollowed by this age, Lower limbs showing distress.

Robert Strange, SCRF#1931

Ecologist & Realtor

Sabine & Waters, Inc.

Forestry | Environmental Service | Stormwater Monitoring | Land Sales | GIS

311 N. Magnolia St., Summerville, SC 29483

(o) 843.871.5383 (m) 843.830.2352 (f) 843.871.2050

[Website](#) | [Email](#) | [Instagram](#) | [Facebook](#)



SABINE & WATERS

ENVIRONMENTAL LAND MANAGEMENT CONSULTANTS

October 23, 2019

Mr. Bret Jarotski
Bowman Consulting
Seven Farms Drive, Suite 101
Charleston, SC 29492

**SUBJECT: Grand Tree Survey & Report on a portion of Fenwick Hall
Plantation, Johns Island, Charleston County, South Carolina.**

Dear Mr. Jarotski:

In response to a recent request, Sabine & Waters, Inc. is pleased to submit this grand tree survey and report for the subject property. A grand tree is defined as any tree with a diameter at breast height (DBH) of 24" or greater. For standardization, measurements should be taken at four and a half feet in height up the tree bole. If a tree is split below this height, the diameters of the boles are added. If the subject tree splits above this height, then it is to be measured around the single bole.

The subject property consists of 12.25 - acres of forested land identified by Charleston county TMS# 346-00-00-260 on Johns Island, South Carolina. An allee of live oaks (*Quercus virginiana*) lines the northern property boundary. Throughout the remainder of the tract, there are a few grand trees scattered about including southern red oaks (*Quercus falcata*) and water oaks (*Quercus nigra*). Most of the grand trees were healthy, with a few showing signs of death or disease. The surrounding forest consisted of loblolly pine (*Pinus taeda*), sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), and southern magnolia (*Magnolia virginiana*). Throughout the tract, the surrounding forest was overtopping and overshadowing these grand trees, reducing the crown volume and causing a die-off of lower limbs. This stresses the trees and the wounds from broken, dying branches leads to infiltration by insects and rot through standing water within these wounds allowing fungus and disease to spread.

58 grand trees were identified during the survey. Of these grand trees, 15 were considered to be in poor health due to disease, injury, rot, or already deceased and should be allowed to be removed. This includes trees 13,23,24,29,34,36,40,41,42,43,45,47,49,53,& 28. Included below are photo documentation of all identified grand trees excluding pines and sweet gums.

The wetland area on the property is classified as a palustrine forested wetland. It is characterized by temporary flooding, saturation of soils, and dominated by hardwood deciduous species such as water

oaks, sweet gum, & red maple. The forested wetlands appeared to be healthy, and although no water was present during the site visit to the property, evidence of hydrology was present. Included in the photo document are some pictures of the forested wetlands.

If there are any questions or concerns regarding the grade and determinations made, please contact us at (843) 871-5383 or RSTRANGE@SABINC.NET

SCR# #1931

SAF Certified Forester



Tree #0 is a 35" Live Oak that is healthy with a smaller live oak growing from the root base that appears to be damaged. The parent tree is healthy.



Tree #1 is a 34" Live Oak that is healthy with a number of large vines growing on it. Tree 1 is part of the oak alley.



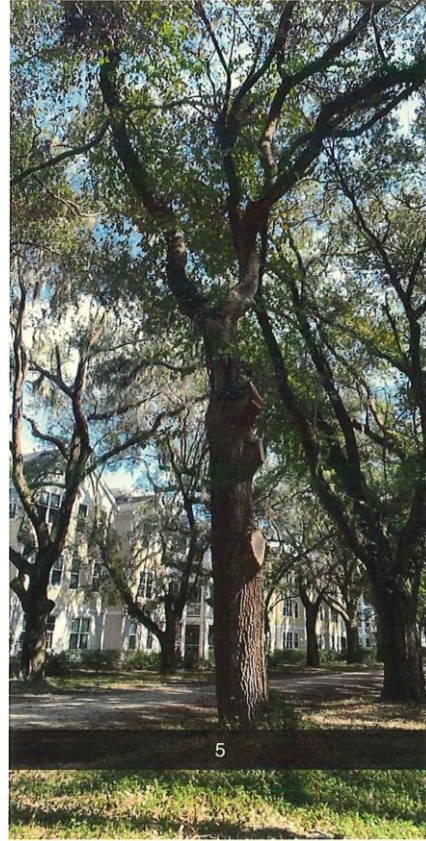
Tree #2: Tree 2 is a healthy 29" live oak along the oak allee. Some of the branches on the western side have been trimmed, but healed up well.



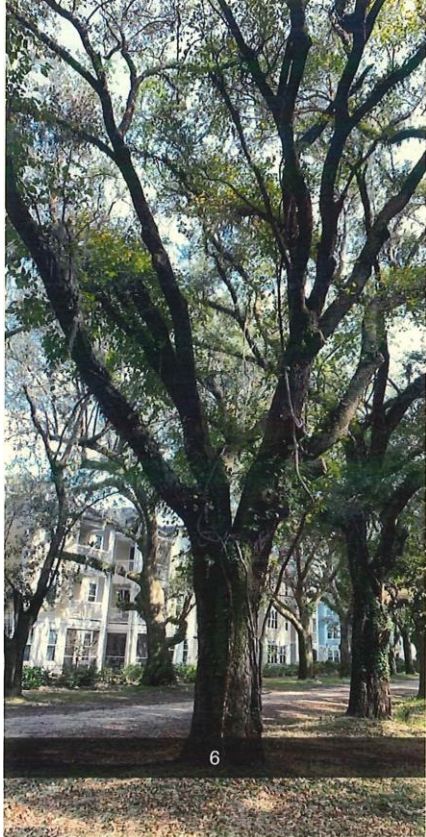
Tree #3: Tree 3 is a healthy, well-balanced, 29" live oak along the oak allee.



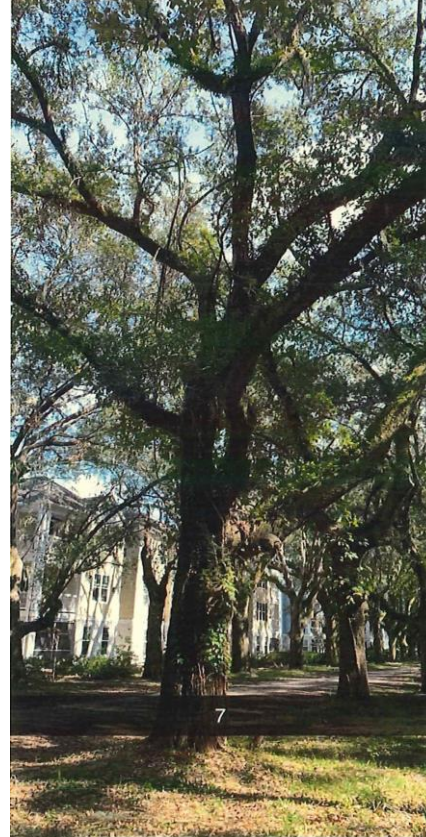
Tree #4: Tree 4 is a healthy 26" live oak along the oak allee. Many of the lower branches have been trimmed along the road.



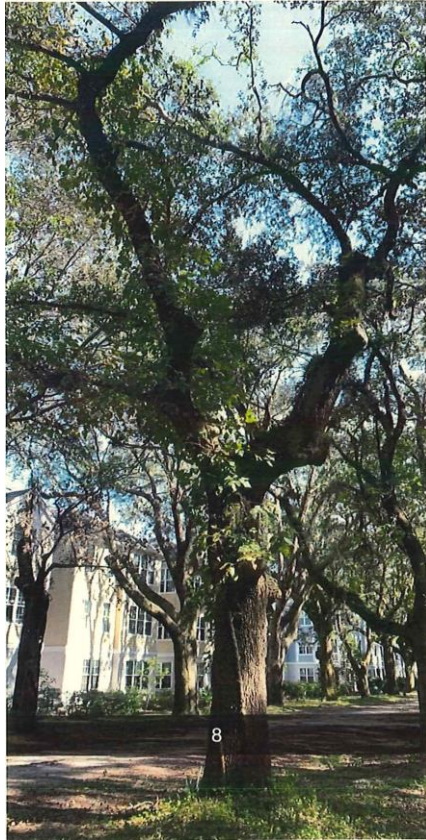
Tree #5: Tree 5 is a relatively healthy 28.5" live oak that has been heavily trimmed. The tree has a very small crown area.



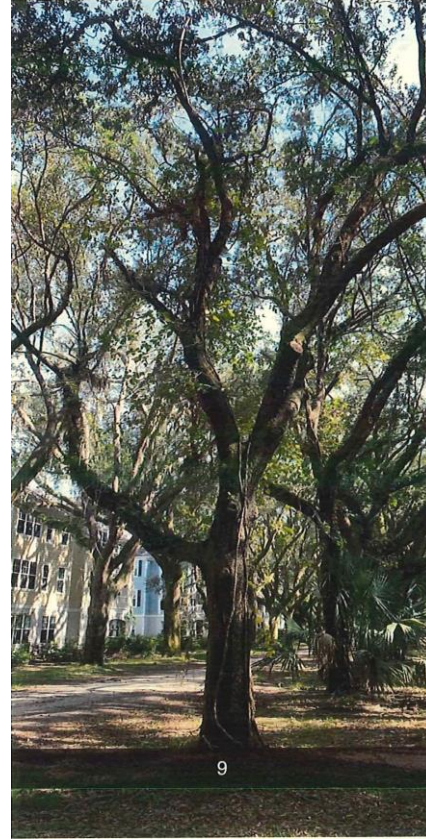
Tree #6: Tree 6 is a healthy 34.5" live oak along the oak alley. It has a few vines and minor trimming along the road.



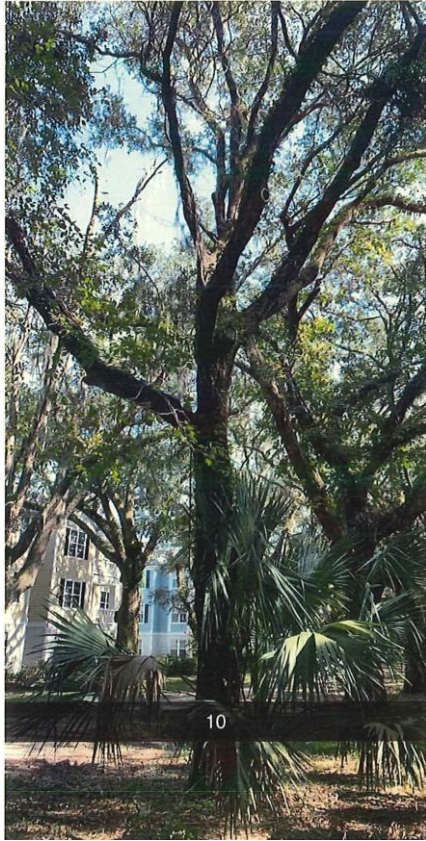
Tree #7: Tree 7 is a healthy 36" live oak along the oak alley. A few lower branches have been trimmed and there are some vines throughout the tree.



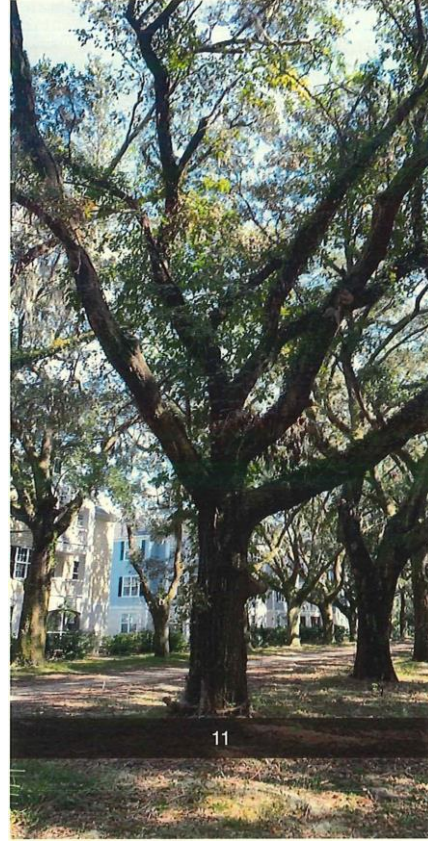
Tree #8: Tree 8 is a 28" live oak along the oak allee. There is a large poison ivy vine growing throughout the tree. Some of the lower branches have been trimmed as well.



Tree #9: Tree 9 is a 26" live oak that is healthy. A few branches have been trimmed and it is a part of the oak allee.



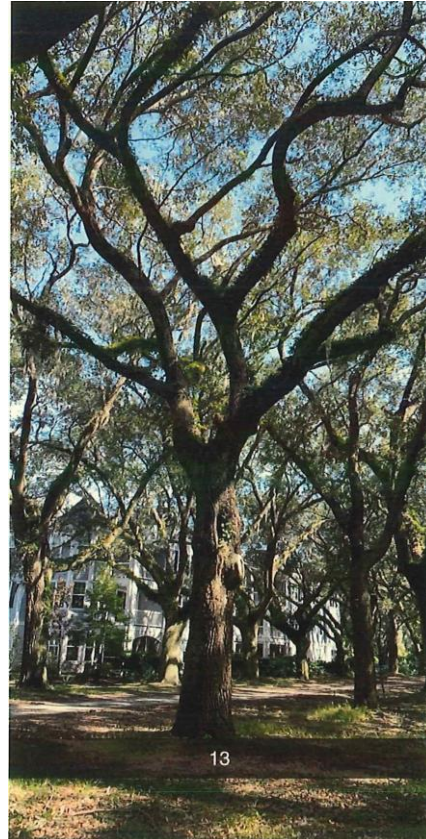
Tree #10: Healthy 22.25" Live oak. Is not a grand tree but is also pmi of the oak allee.



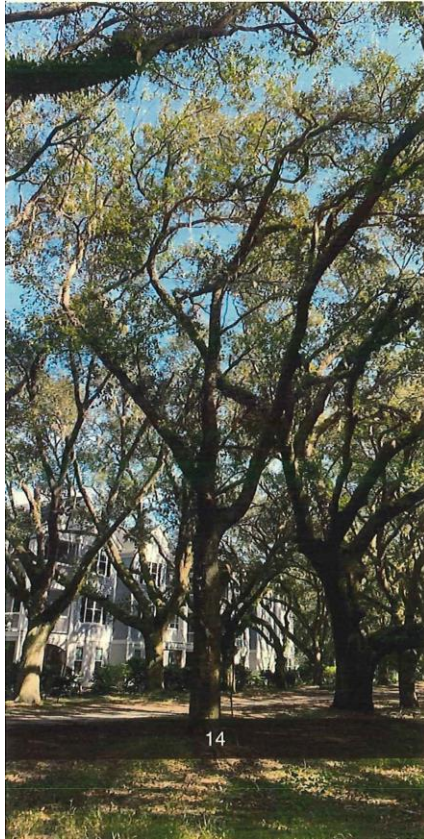
Tree #11: Healthy 38" live oak that is pmi of the oak allee. Lots of poison ivy and some lower limbs have been trimmed .



Tree #12: Tree 12 is a healthy 35.5" live oak that is part of the oak alley. Some lower limbs have been trimmed along the roadway.



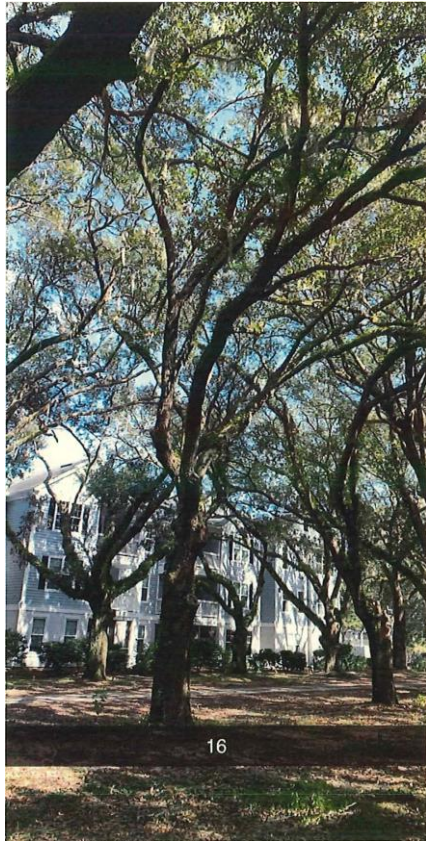
Tree #13: Tree 13 appears healthy, although this 36" live oak is largely hollow. It is part of the oak alley.



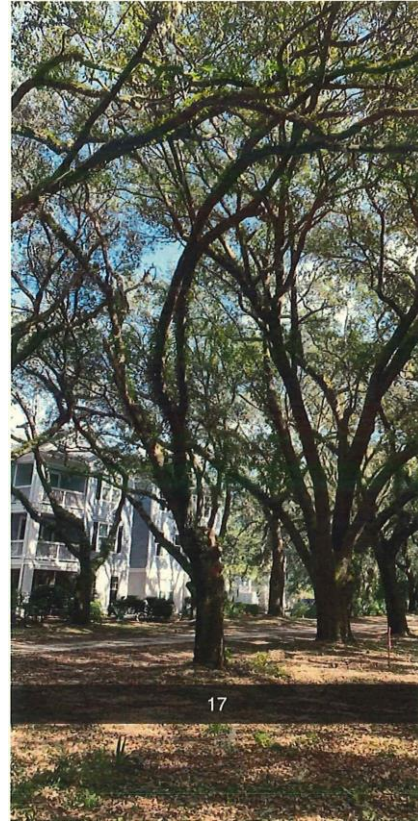
Tree #14: Tree 14 is a 24" healthy live oak tree along the oak alley. Some of the lower branches have been trimmed.



Tree #15: Tree 15 is a healthy 45.5" Live oak that is a pair of the oak alley.



Tree #16: Tree 16 is a 28" Live oak that appears healthy. There have been many limbs trimmed. This tree is part of the oak alley.



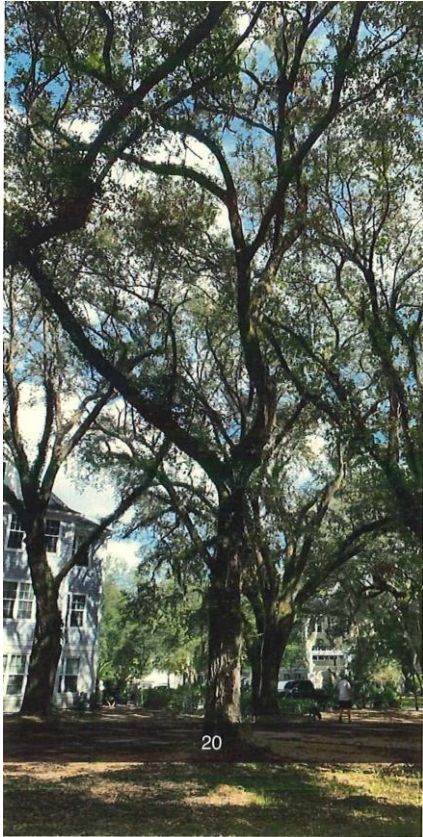
Tree #17: Tree 17 is a heavily pruned 24" live oak. What is left of the tree appears healthy, but it is not a well-balanced tree and may be subject to fall from weather events.



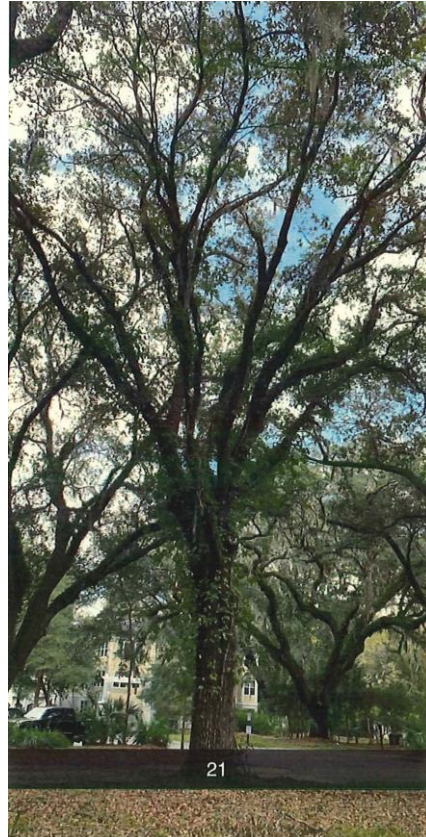
Tree #18: Tree 18 is a 42" healthy live oak with a well-balanced canopy and very minor trimming on the road. This is part of the oak alley.



Tree #19: Tree 19 is a 30" live oak that is healthy. It has been pruned and is part of the oak alley.



Tree #20: Tree 20 is a 31" healthy live oak that is part of the oak allee. It has been pruned along the road.



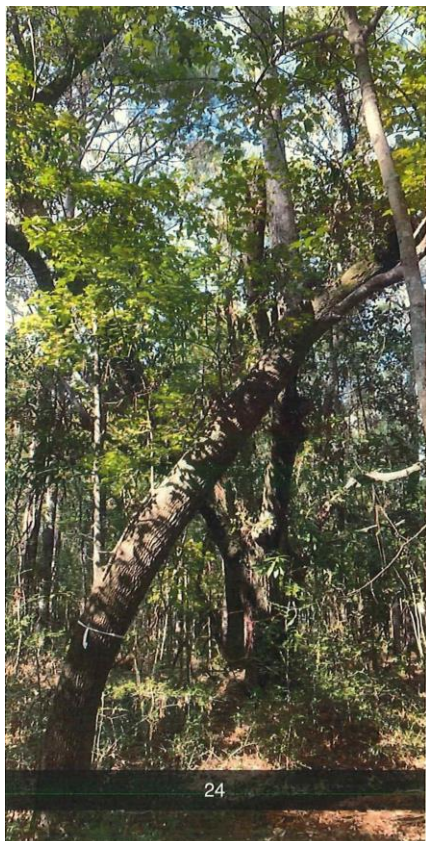
Tree #21: Tree 21 is a healthy 38" Live oak that is covered in poison ivy. It is part of the oak allee.



Tree #22: Tree 22 is a 36" Live oak that is just off of the oak allee. It appears healthy and has been pruned on the lower limbs.



Tree #23: Tree 23 is a 46" live oak that is in very poor condition. Over half of the crown has died and the tree itself is dying.



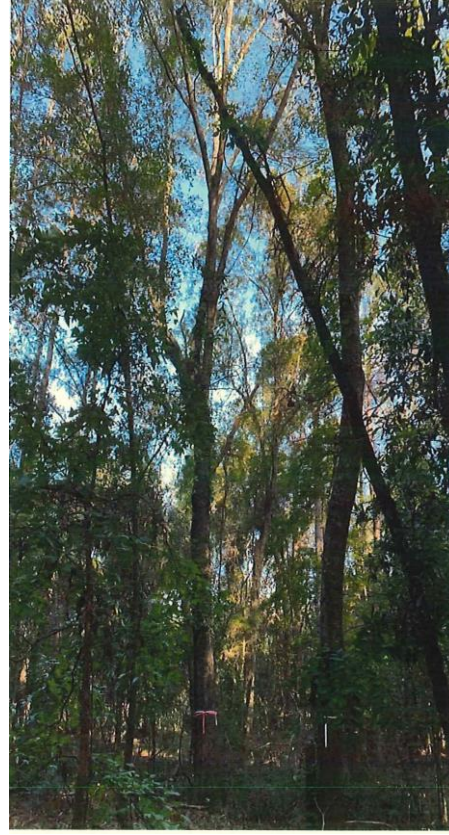
Tree #24: Tree 24 is a 26" live oak that is in very poor condition. Over half of the crown has died and the tree itself is dying. There is rot visible as well.



Tree #25: Tree 25 is a 46" live oak that is healthy. It is being shaded out by the adjacent trees overtopping it, resulting in the loss of some of the lower limbs.



Tree #26: Tree 26 is a 26" healthy water oak.



Tree# 28: Tree 28 is a 24.5" willow oak

Tree# 27: Tree 27 was a loblolly pine tree.



Tree # 29: Tree 29 is a 36" multiple stemmed dying live oak. Two of the three stems are dead. This tree should be removed.

Tree # 30: Tree 30 is a loblolly pine tree.



Tree # 31: Tree 31 is an approximately 44" healthy live oak. Due to overtopping by the adjacent forest, some of the lower limbs have self-pruned and died but otherwise the tree is healthy.

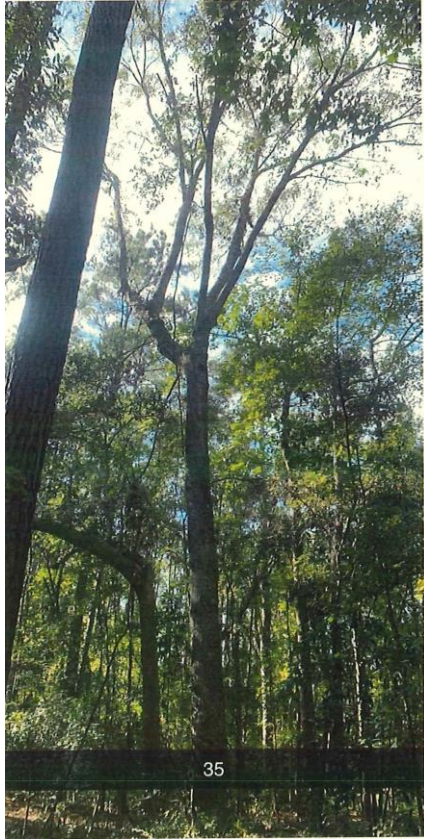


Tree # 32: Tree 32 is a 36" healthy live oak. The tree has a heavy lean and could be subject to windthrow during a weather event.

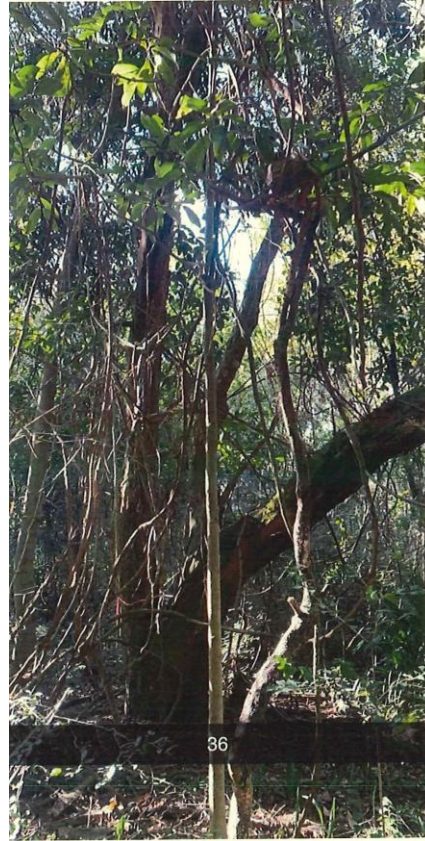
Tree # 33: Tree 33 is a loblolly pine tree.



Tree # 34: Tree 34 is a 36" water oak that at first glance appears healthy but with a closer look the tree appears to be hollow. The tree has a heavy lean and could be subject to windthrow during a weather event. This tree should be removed.



Tree# 35: Tree 35 is a 25" healthy southern red oak. The tree is straight and has good crown coverage.



Tree# 36: Tree 36 is a 26" dead live oak. The tree is dead and overtopped in vines. This tree should be removed.



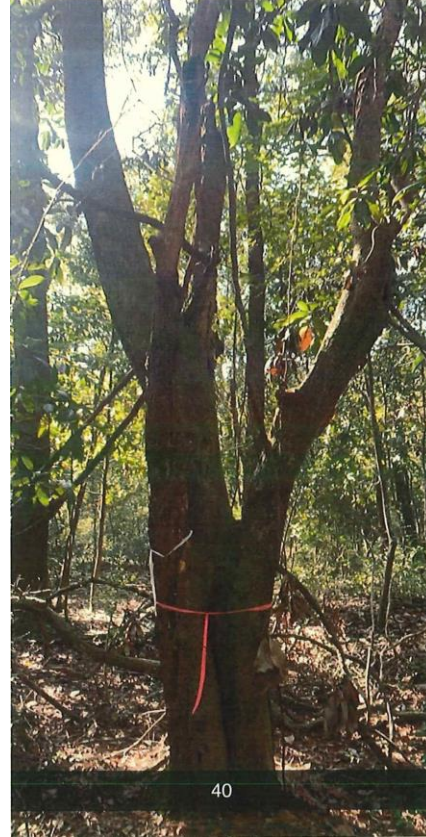
Tree # 37: Tree 37 is a 29" healthy live oak.



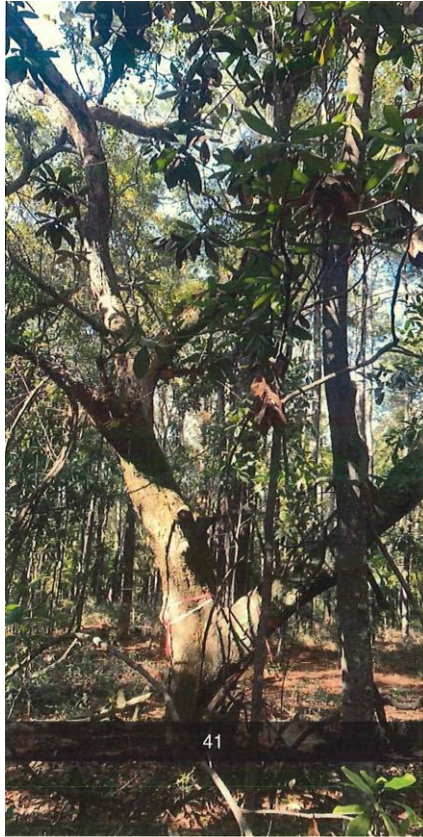
Tree # 38: Tree 38 is a 50" healthy live oak. Due to overtopping and shading by the surrounding forest, some of the lower limbs have died. Otherwise tree is healthy.



Tree# 39: Tree 39 is a 25" healthy live oak. Due to overtopping and shading by the surrounding forest, some of the lower limbs have died. Otherwise tree is healthy.



Tree# 40: Tree 40 is a 35" dead multiple stemmed live oak. This tree should be removed



Tree# 41: Tree 41 is a 50" dying live oak. Over $\frac{3}{4}$ of the crown is dead and the tree is full of rot. This tree should be removed.



Tree # 42: Tree 42 is a 24" distressed live oak. Due to overtopping and shading by the surrounding forest, some of the lower limbs have died. Fungus is covering much of the bole of the tree. This tree could be removed.



Tree# 43: Tree 43 is a 27" dying live oak. Over $\frac{3}{4}$ of the crown is dead and the tree is full of rot. This tree should be removed.

Tree# 44: Tree 44 is a loblolly pine tree.



Tree# 45: Tree 45 is a 42" dying live oak. Half of the tree is dead and has been removed. The remaining tree is full of rot. This tree should be removed.



Tree# 46: Tree 46 is a 31" healthy live oak.



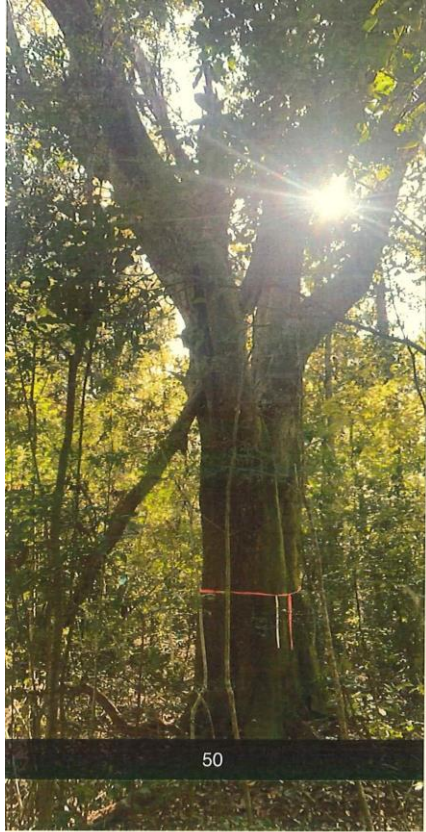
Tree# 47: Tree 47 is a 26" dying live oak. Half of the tree is dead and has been removed. The remaining tree is full of rot. This tree should be removed.



Tree# 48: Tree 45 is a 48" healthy live oak. Lower limbs have been self-pruned due to shading from adjacent forest.



Tree # 49: Tree 45 is a 57" multiple stemmed live oak that is in decline. Multiple of the stems are dead and rot is present in the tree. Lower limbs have been self-pruned due to shading from adjacent forest. This tree can be removed.



Tree# 50: Tree 50 is a 36" healthy live oak.



Tree# 51: Tree 51 is a 26" healthy water oak.



Tree # 52: Tree 52 is a 25" healthy water oak.



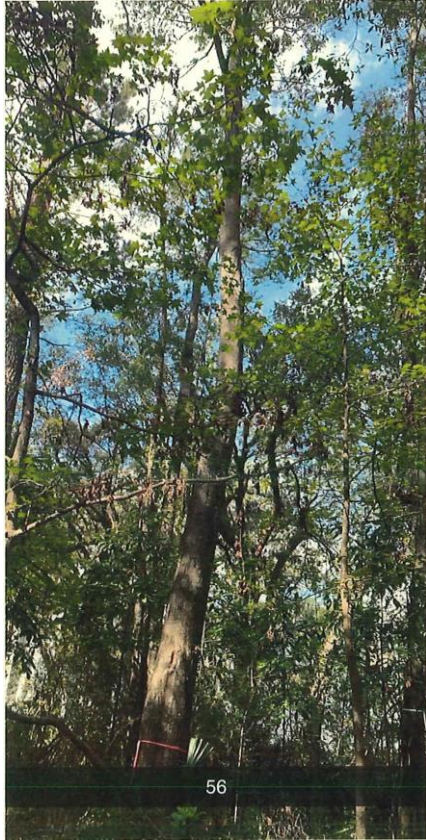
Tree# 53: Tree 53 is a 50" dead split trunk live oak. This tree should be removed.



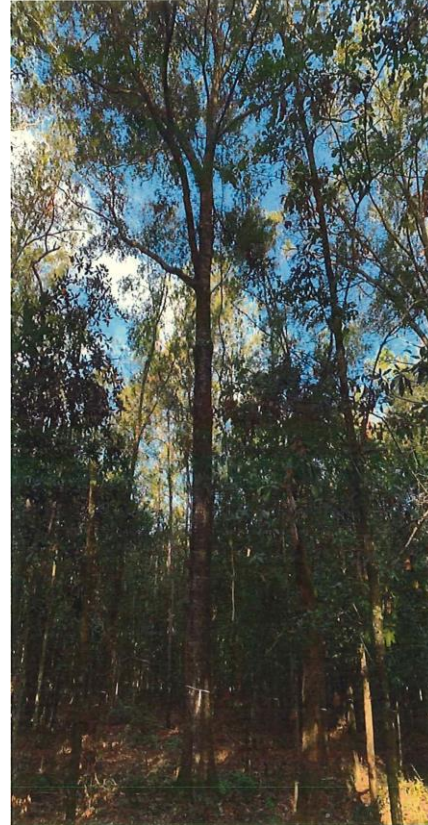
Tree # 54: Tree 54 is a 26" healthy water oak. The upper bole has some hollow knots that will lead to rot in the greater tree.



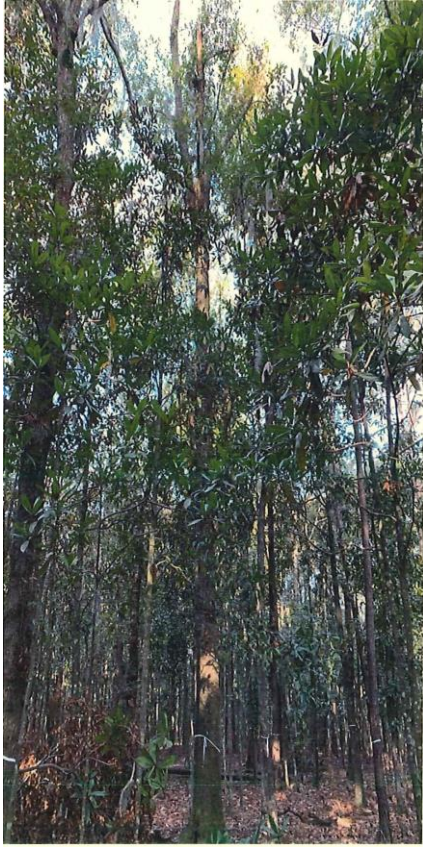
Tree# 55: Tree 55 is a 34" healthy live oak.



Tree# 56: Tree 56 is a 28" healthy water oak. Lower limbs have been self-pruned due to shading from adjacent forest.



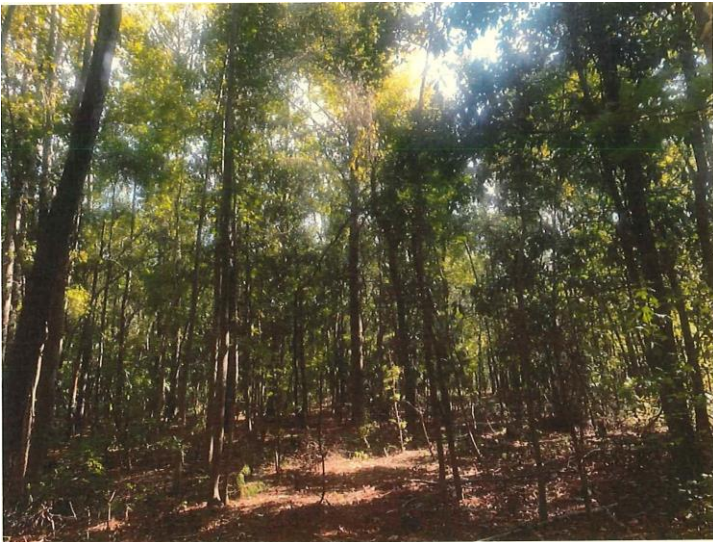
Tree# 57: Tree 57 is a 26" healthy water oak.



Tree# 58: Tree 58 is a 26" dying water oak. The top of the tree is broken out and the tree is hollow. This tree should be removed.



Wetland consists of Loblolly Pine, Sweet gum, red maple, and water oaks. Herbaceous vegetation is all facultative wetland and obligate wetland species.



Agenda Item #B-1

2620 CLEMENTS FERRY ROAD
(Cainhoy)

TMS # 271-00-01-035

Request a one-year extension of two variances granted by the Board on June 5, 2019.

Request a variance from Section 54-327 to allow the removal of 46 grand trees.

Request a special exception from Section 54-330 to allow a reduced impervious construction setback near the bases of 13 grand trees.

Zoned GB



Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals-Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☐ A Variance and/or Special Exception as explained on page 2 of this form.
☐ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☒ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: June 2, 2021

Property Address 2620 Clements Ferry Road TMS # 271-00-01-035

Property Owner CATO AD HOLDINGS, LLC Daytime Phone 704.519.4220

Applicant SeamonWhiteside + Associates (Patterson Farmer) Daytime Phone 843.884.1667

Applicant's Mailing Address 501 Wando Park Blvd, Suite 200 Mt Pleasant, SC 29464

E-mail Address pfarmer@seamonwhiteside.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Engineer

Zoning of property G8

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant [Signature] Date May 19, 2021

For office use only

Date application received _____ Time application received _____

Staffperson _____ Fee \$ _____ Receipt # _____

Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401
 (843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

- see attached -

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

BOARD OF ZONING APPEALS SITE DESIGN

City of Charleston

Wednesday, August 4, 2021

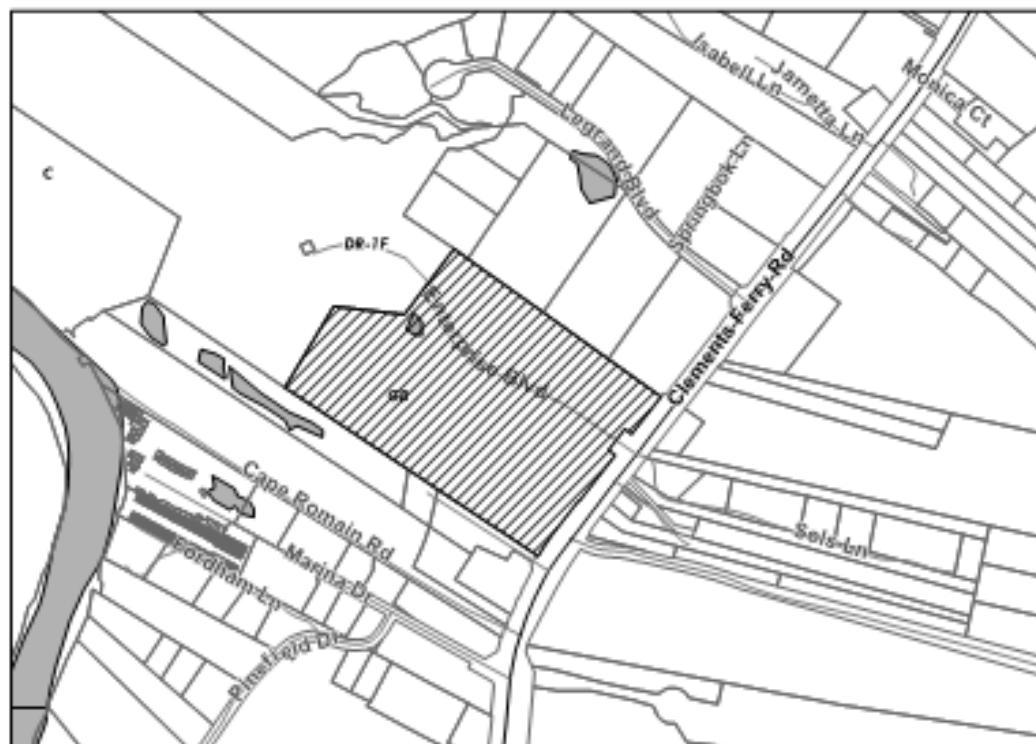
ITEM B 1

2620 Clements Ferry Rd

(Cainhoy)

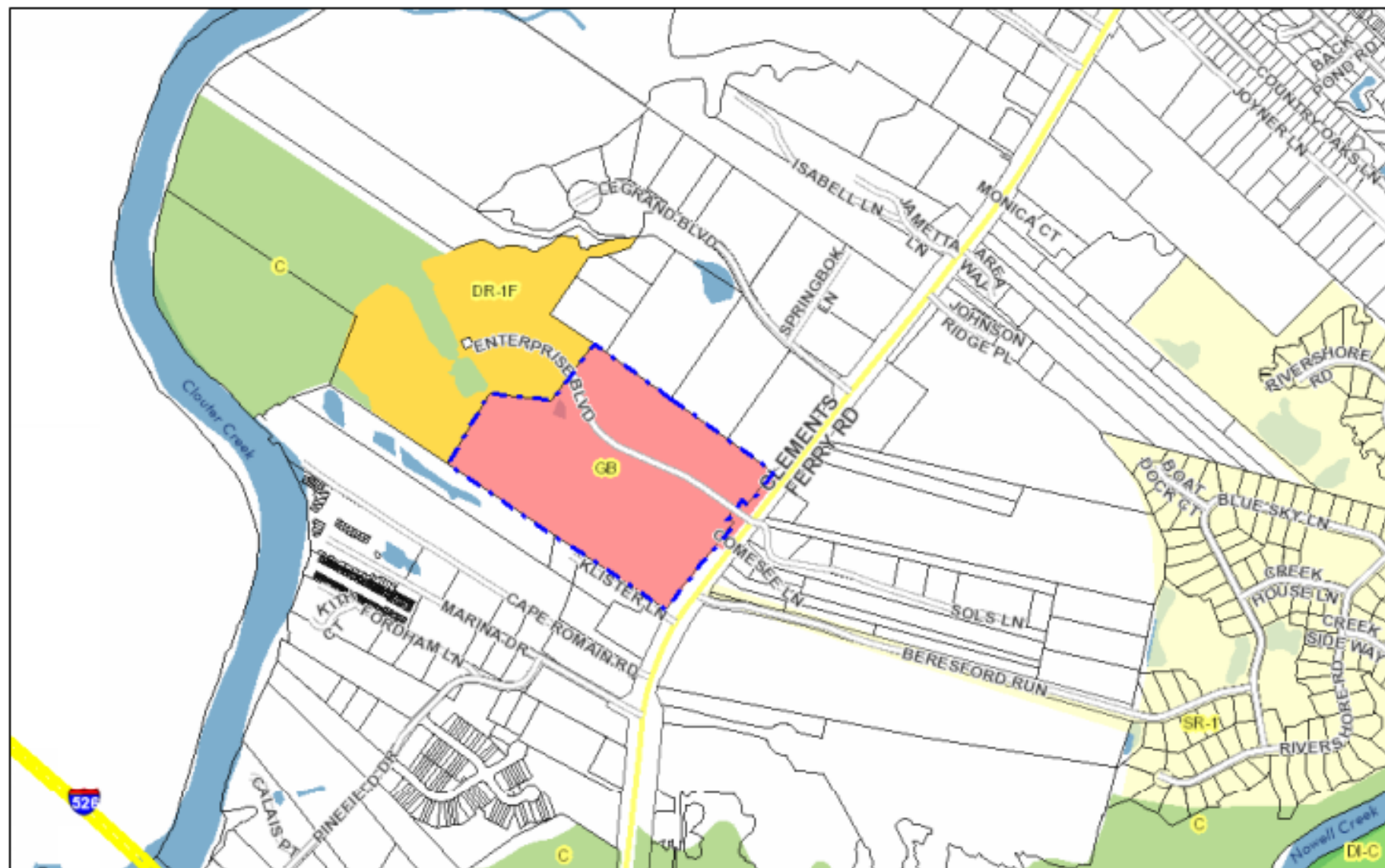
TMS# 271-00-01-035

ZONED GB

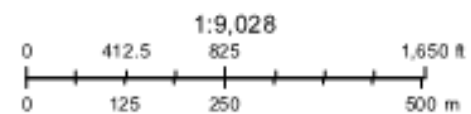


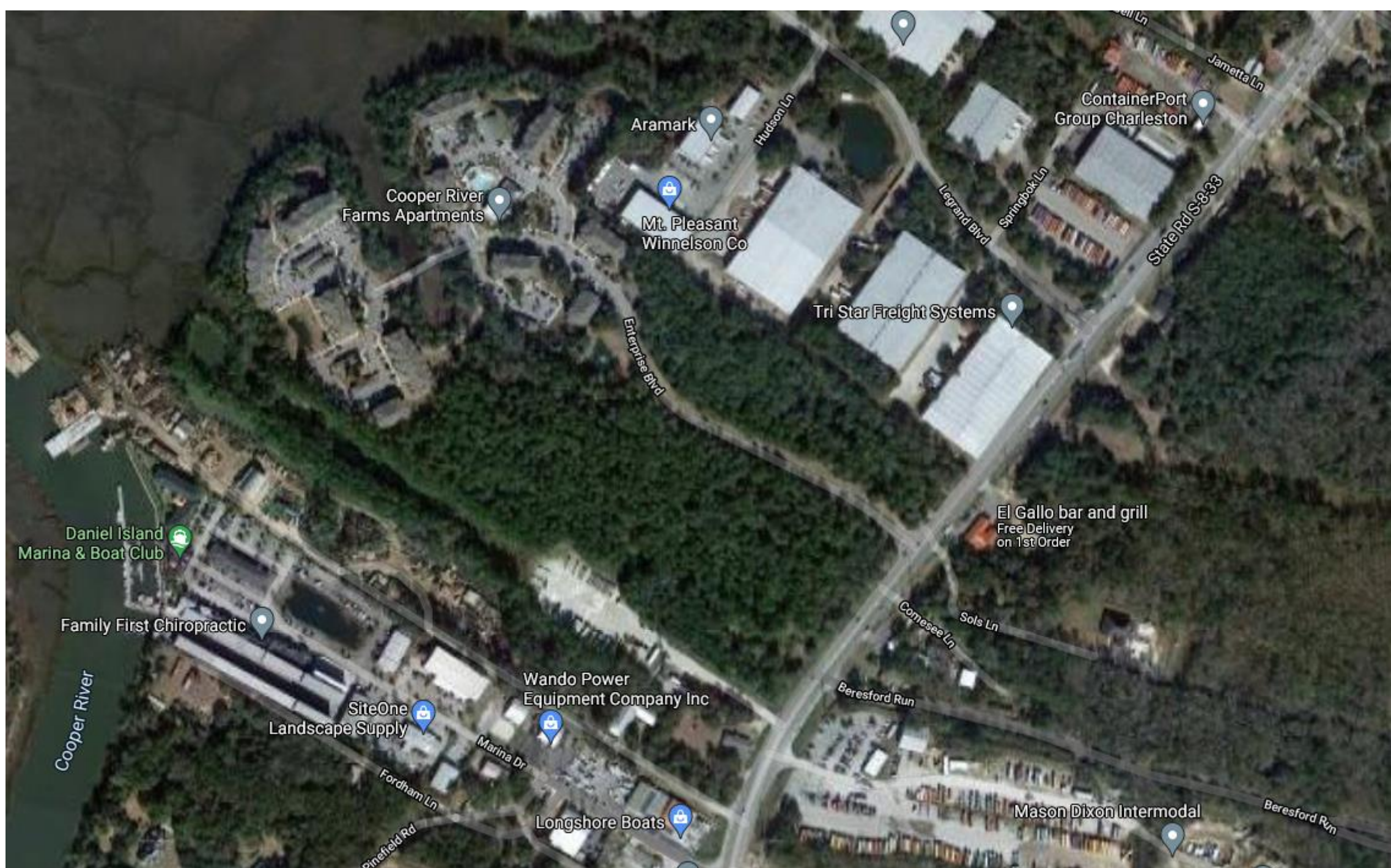
 Subject Property

2620 Clements Ferry Road



July 27, 2021





A2



PROPERTY LOCATION, TMS NUMBER(S) AND DESCRIPTION OF REQUEST(S):

Clements Ferry Rd (Cainhoy)
(TMS#2710001035)

APP. NO. 1906-05-A2

Request a variance from Sec 54-327 to allow the removal of 46 grand trees.

Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of 13 grand trees.

Zoned GB

Owner: Clements Ferry Properties, LLC/Applicant SeamonWhiteside + Assoc

Order on Special Exception Request

The Board of Zoning Appeals-Site Design held a public hearing to consider the above appeal for a special exception which may be permitted by the Board pursuant to the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions.

☐ **DENIED.** The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have not been met and therefore orders that the special exception(s) be denied.

☐ **APPROVED.** The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have been met and therefore orders that the special exception(s) be granted, subject to the following conditions, if any:

Date issued: _____ Chairman _____

Order on Variance Request

The Board of Zoning Appeals-Site Design held a public hearing to consider an appeal for a variance from the strict application of the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of facts and conclusions.

☐ **DENIED.** The Board concludes that the requirements for granting a variance have not been met and, therefore, orders that the variance be denied.

☒ **APPROVED.** The Board concludes that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. Authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

THE BOARD, THEREFORE, finds that the applicant has an unnecessary hardship and orders that the variance be granted, subject to the following conditions, if any: w/STAFF CONDITIONS

Date issued: 6-5-19 Chairman [Signature]

Approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Section 54-962. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

TMS# 271-00-01-035

0.25 AC OF WETLANDS EXIST ON PROPERTY
PER THE DEPARTMENT OF THE ARMY PERMIT
SAC-26X5-21038-2102.

ADA NOTE:
THE PUBLIC RIGHT-OF-WAY WILL BE ADA COMPLIANT AND MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.

1. ALL TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS, AND ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY SEAMON WHITESIDE & ASSOCIATES SURVEYING, LLC, DATED 4/11/18.
2. ALL ELEVATIONS ARE BASED ON NGVD83.
3. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHIC WORK, EXISTING UTILITY LINE LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
4. THE CONTRACTOR SHALL MAINTAIN AND BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
5. AN AUTOCAD BASE PLAN OF THIS DRAWINGS CAN BE PROVIDED TO THE CONTRACTOR UPON REQUEST. ENGINEER SHALL NOT BE RESPONSIBLE FOR ERRORS IN ELECTRONIC DATA.
6. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO M.U.T.C.D. (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
7. A COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES FORM AND AS-BUILT DRAWINGS FOR STORMWATER MANAGEMENT FACILITIES MUST BE COMPLETED IN ACCORDANCE WITH CITY OF CHARLESTON SPECIFICATIONS BEFORE A NOTICE OF TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL BE APPROVED.
8. THIS PROJECT WILL REQUIRE AN SCOD PERMIT TO RECEIVE FINAL TRC APPROVAL FOR ROAD CONSTRUCTION PLAN ACCESS TO AN ALLOTMENT OF THIS STREET MAY CHANGE DEPENDING ON SCOD COMMENTS AND APPROVALS. A COPY OF AN APPROVED SCOD ENCROACHMENT PERMIT SHOULD BE SUBMITTED TO THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION AND THE DEPARTMENT OF PUBLIC SERVICE, ENGINEERING DIVISION TO RECEIVE APPROVAL AT TIME.



SURVEYOR:
SEAMON WHITESIDE & ASSOCIATES, SURVEYING, LLC
1038-B JENKINS ROAD
CHARLESTON, SC 29407
CONTACT: PHILIP BRYAN, PLS
PHONE: (843) 756-0330

Sheet Number	Sheet Title
C-1.0	TITLE SHEET
C-1.1	DRAINING LEGEND
1 OF 2	EXISTING CONDITIONS SURVEY (24H-SURVEY)
2 OF 2	EXISTING CONDITIONS SURVEY (24H-SURVEY)
C-4.0	GRAND TREE IMPACTS - SITE PLAN
C-4.1	GRAND TREE REMOVAL CHARTS
C-4.2	GRAND TREE EPOCHCHARTS
C-4.3	GRAND TREE PHOTOS I
C-4.4	GRAND TREE PHOTOS II
C-4.5	GRAND TREE PHOTOS III
C-4.6	GRAND TREE PHOTOS IV
C-4.7	GRAND TREE PHOTOS V
C-4.8	GRAND TREE PHOTOS VI

- | | |
|---------------|-----------------------------------|
| 1. PERMITTING | REASON - CONCEPT PLAN SUBMITTAL |
| | DATE - 005/2018 |
| 2. PERMITTING | REASON - CONCEPT PLAN RESUBMITTAL |
| | DATE - 7/25/2018 |
| 3. PERMITTING | REASON - CONCEPT PLAN RESUBMITTAL |
| | DATE - 9/16/2018 |
| 4. PERMITTING | REASON - EDA-SD SUBMITTAL |
| | DATE - 4/12/19 |
| 5. PERMITTING | REASON - EDA-SD RESUBMITTAL |
| | DATE - 5/16/19 |

[illegible]

TOWNE AT COOPER RIVER
LAT PURSER & ASSOCIATES, INC.
CLEMENTS FERRY ROAD
CITY OF CHARLOTTE, SOUTH CAROLINA

SW- PROJECT:	77
DATE:	5/16/02
DRAWN BY:	TM
CHECKED BY:	AK
REVISION HISTORY:	
1	8/25/01
2	7/25/02
3	8/22/02
4	9/17/02
5	9/19/02

TITLE SHEET

C-1.0

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Wednesday, June 5, 2019

ITEM A 2

CLEMENTS FERRY ROAD

(CAINHOY)

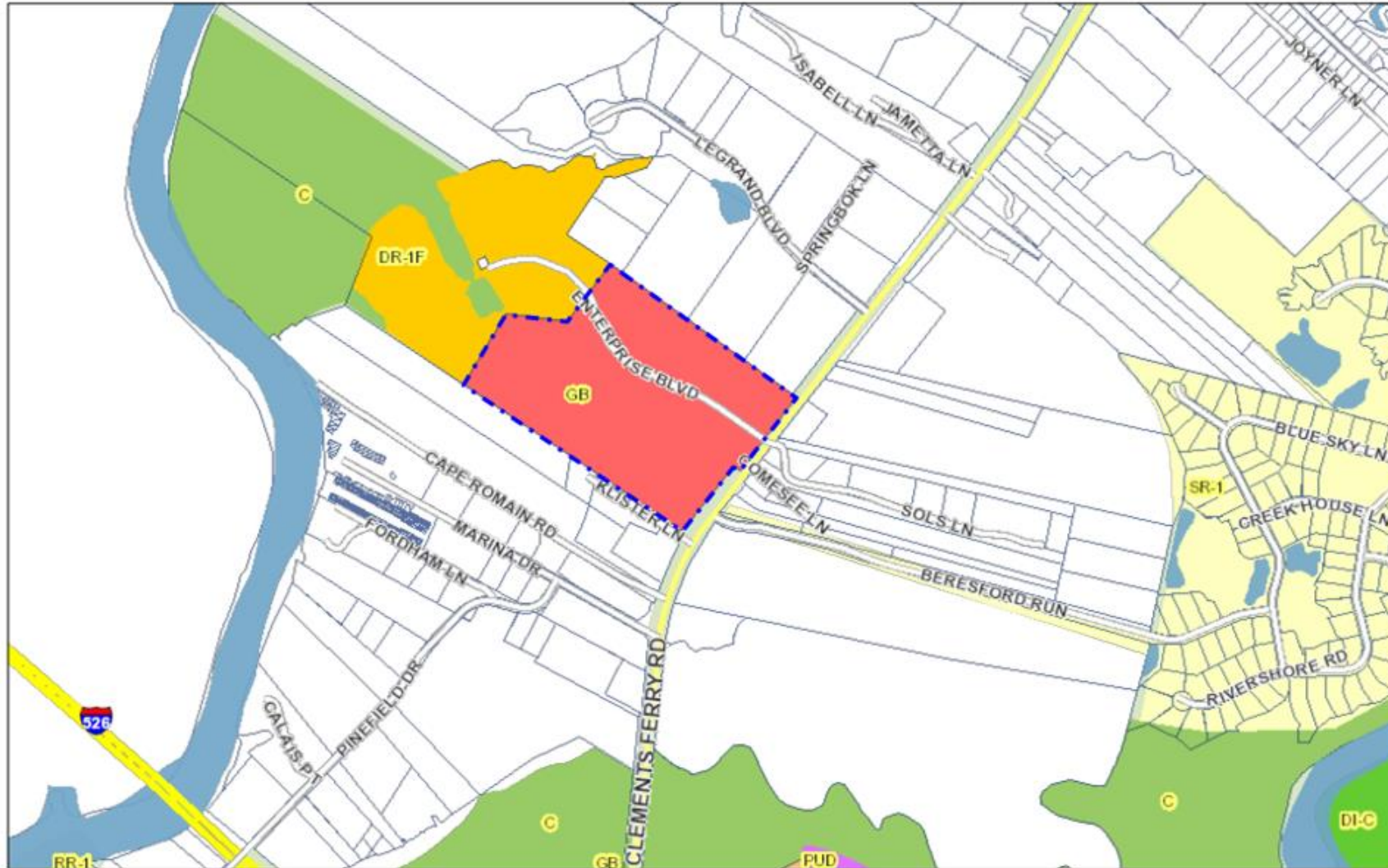
TMS# 2710001035

ZONED GB



 Subject Property

Clements Ferry Road

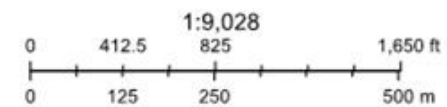


June 1, 2019

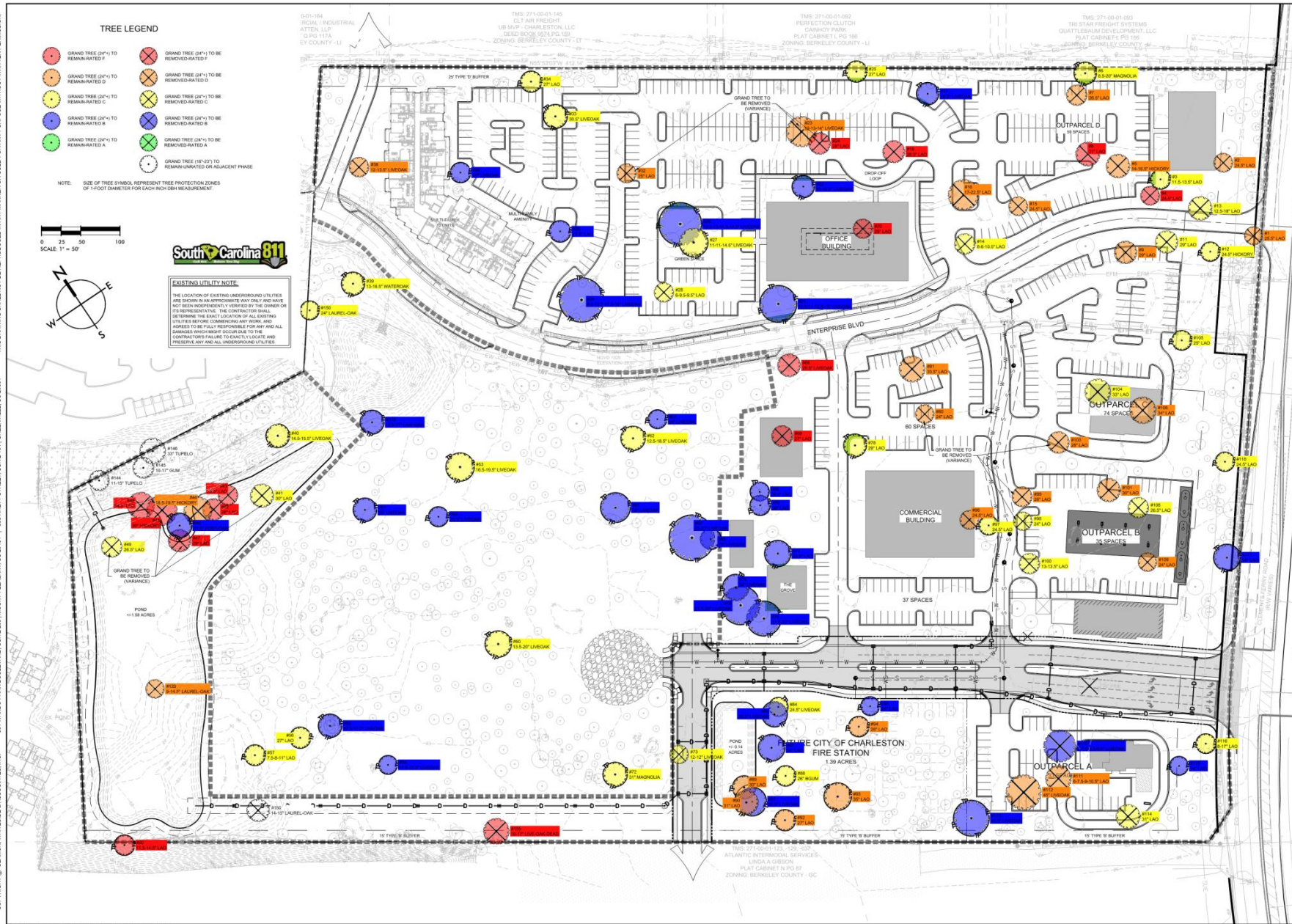
Override 1

Base Zoning

<all other values>









SEAMON WHITESIDE

MOORE PLEASANT, SC
843.884.1867
GREENVILLE, SC
864.288.0534
SUMMERVILLE, SC
843.884.1867
SPARTANBURG, SC
804.298.0534
CHARLOTTE, NC
800.312.5450
WWW.SWSEAMONWHITESIDE.COM



Professional Engineer
No. 000472
South Carolina



Professional Engineer
No. 000472
South Carolina

TOWNE AT COOPER RIVER
LAT PURSER & ASSOCIATES, INC.
CLEMENTS FERRY ROAD
CITY OF CHARLESTON, SOUTH CAROLINA

SW+ PROJECT: 7780
DATE: 4/30/2019
DRAWN BY: TNC
CHECKED BY: RPP

REVISION HISTORY	
1	6/25/18
2	7/23/18
3	8/10/18
4	4/1/19

GRAND TREE
IMPACTS -
SITE PLAN



SW
SEAMON WHITESIDE

MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.884.1667
SPARTANBURG, SC 864.298.0534
CHARLOTTE, NC 880.312.5450
WWW.SWSEAMONWHITESIDE.COM

TOWNE AT COOPER RIVER
LAT PURSER & ASSOCIATES, INC.
CLEMENTS FERRY ROAD
CITY OF CHARLSTON, SOUTH CAROLINA

SWH PROJECT: 7786
DATE: 4/30/2019
DRAWN BY: TNC
CHECKED BY: RPP

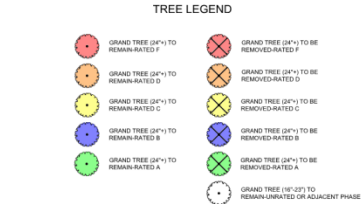
REVISION HISTORY

NO.	DATE	DESCRIPTION
1	6/25/18	
2	7/23/18	
3	8/10/18	
4	4/1/19	

GRAND TREE ENCROACHMENTS

C-2.2

Towne at Cooper River Grand Tree Assessment (By Natural Directions)					
Tree No.	DBH	Species	Grade	Comments	B2A
1	26.5	Laurel Oak	D	Hollow base	Variance
2	24.5	Laurel Oak	D	V shaped crotch; hollow base	Variance
4	24.5	Laurel Oak	F	Broken top	Variance
5	16-16.5	Hickory	D	V shaped crotch; broken top	Variance
7	26.5	Laurel Oak	D	Storm damage; leaning	Variance
8	31	Laurel Oak	F	Broken top; hollow	Variance
9	26	Laurel Oak	F	Hollow	Variance
10	23.5	Laurel Oak	C	Storm damage	
11	24.5	Hickory	C	Slight trunk storm damage	Variance
12	24.5	Hickory	C	Decay	
13	12.5-18	Laurel Oak	C	Possible separates; Decay	Variance
14	8-8-10.5	Laurel Oak	C	Stump sprouts	Variance
15	24.5	Laurel Oak	D	Storm damage; hollow	Variance
16	17-22.5	Laurel Oak	D	Storm damage; V shaped crotch	Variance
18	23.8	Laurel Oak	B		
19	28.5	Laurel Oak	F	Storm damage	Variance
20	25	Laurel Oak	F	Broken top; hollow	Variance
23	12-13-14	Live Oak	D	Decline	Variance
24	25	Laurel Oak	F	Decline	Variance
27	11-11-14.5	Live Oak	C	Suppressed	
28	6-9.5-9.5	Laurel Oak	C	Stump sprouts	Variance
29	8.5-12.5-17.5-18	Live Oak	B		
30	27.5	Laurel Oak	B		
31	23.6	Laurel Oak	C	Storm damage	
37	25	Live Oak	D	Storm damage	Variance
38	30.5	Live Oak	C	Suppressed	
34	27	Laurel Oak	C	Storm damage	
35	23.7	Laurel Oak	D	Storm damage	
36	26	Live Oak	B		
37	23.7	Laurel Oak	C	Storm damage	
38	12-13.5	Live Oak	D	Decline	Variance
39	13.5-17	Live Oak	B		
40	14.5-15.5	Live Oak	C		
41	30	Laurel Oak	C	Storm damage; hollow	Variance
42	28	Laurel Oak	F	Broken top; hollow	Variance
43	28.5	Laurel Oak	F	Broken top	Variance
44	16.5-18.5	Hickory	D	V shaped crotch; Decay	Variance
45	31	Hickory	F	V shaped crotch	Variance
46	31.5	Post Oak	B	V shaped crotch	Variance
47	25	Live Oak	C	Storm damage	
48	34.5	Laurel Oak	F	Broken top; hollow	Variance
49	27	Laurel Oak	F	Storm damage	Variance
50	11.5-14.5	Laurel Oak	F	Hollow base	Variance
51	30	Live Oak	B		
52	25.5	Live Oak	B		
53	16.5-18.5	Live Oak	C	Hollow base	
54	11.5-12.5	Live Oak	B	V shaped crotch	
55	12.5-17.5	Live Oak	B	Possible separates	
56	27	Laurel Oak	C	Hollow base	
57	7.5-9-11	Laurel Oak	C	Stump sprouts	
59	11.5-12	Laurel Oak	C	V shaped crotch	
60	13.5-20	Live Oak	C	Storm damage	
61	38	Live Oak	B	V shaped crotch	
62	12.5-18.5	Live Oak	C	Hollow base; Poor form	
63	24	Live Oak	B		
64	29-33	Live Oak	B		
65	27	Live Oak	B		
66	29.5	F		Storm damage	Variance
67	23.6	Laurel Oak	C	Storm damage	
68	27	Laurel Oak	F	Uprooted	Variance
69	24.5	Laurel Oak	B		
70	26	Laurel Oak	B		
71	10.9-13	Laurel Oak	C	V shaped crotch; vines	
72	31	Magnolia	C	Storm damage	
74	21.5-28	Live Oak	B	V shaped crotch; non-uniform canopy	Variance
75	34	Live Oak	B		
79	23.6	Laurel Oak	D	Storm damage; hollow	
80	27	Laurel Oak	C	Storm damage	Variance
81	33.5	Laurel Oak	D	Hollow	Variance
82	23.5	Laurel Oak	C	Storm damage	
83	23.5	Laurel Oak	F	Storm damage; hollow	
84	24.5	Live Oak	C	Hollow base	
85	32.5	Live Oak	B	Hollow base	
86	23.5	Black Gum	F	Hollow base; leaning	
87	34	Laurel Oak	B		
88	26	Black Gum	C	Storm damage; hollow	
89	30	Laurel Oak	D	Hollow base; leaning	
90	31	Laurel Oak	D	Broken top; hollow	
91	36.5	Live Oak	B		
92	27	Laurel Oak	D	Hollow	
93	35	Laurel Oak	D	Hollow	
94	26	Laurel Oak	D	Storm damage	
95	24	Laurel Oak	B		
96	24.5	Laurel Oak	C	Hollow	Variance
98	34	Laurel Oak	C	Poor form	Variance
99	36	Laurel Oak	D	Broken top; hollow base	Variance
100	13-13.5	Laurel Oak	C	V shaped crotch	Variance
101	30	Laurel Oak	D	Broken top	Variance
102	23.9	Laurel Oak	B		
103	26	Laurel Oak	D	Storm damage	Variance
104	30	Laurel Oak	C	Storm damage	Variance
106	34	Laurel Oak	D	Storm damage; decay	Variance
107	23.5	Laurel Oak	C		
108	26.5	Laurel Oak	D		
109	34	Laurel Oak	D	Decline	Variance
111	6-7.5-9-10.5	Laurel Oak	D	Stump sprouts	Variance
112	34	Laurel Oak	C	Decline	Variance
113	45.5	Live Oak	B	V shaped crotch	Variance
114	31	Laurel Oak	C	Hollow base	Variance
116	8-17	Laurel Oak	C		
117	34	Laurel Oak	B		
118	24.5	Laurel Oak	C	Storm damage	
119	13.5-17	Live Oak	B		
120	9-14.5	Laurel Oak	C	Hollow base; Poor form	Variance



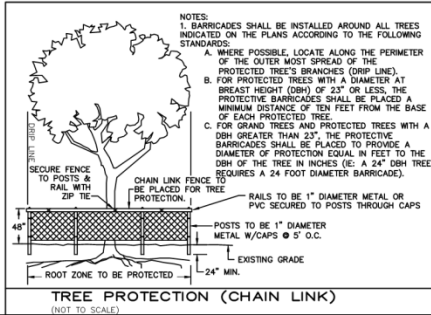
NOTE: SIZE OF TREE SYMBOL REPRESENT TREE PROTECTION ZONES OF 1 FOOT DIAMETER FOR EACH INCH DBH MEASUREMENT



EXISTING UTILITY NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHEN THEY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES.

B2A Special Exception Removal
B2A Variance Removal
Top Encroachment

Towne at Cooper River Grand Tree Encroachments					
Tree No.	DBH	Species	Grade	Comments	B2A
3	11.5-23.5	Live Oak	C	V shaped crotch	
6	6.5-30	Magnolia	C	Utility pruned	
17	18.5	Live Oak	B		
21	10.5-11-12.5-13	Live Oak	B		
22	10-16.5	Live Oak	B	Possible separates	
25	27	Laurel Oak	C	Utility pruned	
26	12.5-13-14-14.5	Live Oak	B		
76	21.5-23	Live Oak	B		
77	33.5	Laurel Oak	B		
78	29	Laurel Oak	C		
97	24.5	Laurel Oak	C		
105	25	Laurel Oak	C	Storm damage	
110	24	Laurel Oak	B		



MOUNT PLEASANT, SC 343.884.1867
GREENVILLE, SC 864.298.0334
SUMMERVILLE, SC 843.884.1667
SPARTANBURG, SC 864.298.0334
CHARLOTTE, NC 980.312.5450
WWW.SWWHITESIDE.COM



TOWNE AT COOPER RIVER
LAT PURSER & ASSOCIATES, INC.
CLEMENTS FERRY ROAD
CITY OF CHARLESTON, SOUTH CAROLINA

SWA PROJECT: 7780
DATE: 4/30/2019
DRAWN BY: TNC
CHECKED BY: [Signature]
REVISION HISTORY
1. 6/29/19
2. 7/29/19
3. 8/10/19
4. 8/10/19

GRAND TREE
REMOVAL
CHARTS

Staff recommendations and conditions;

Approval:

1. Must plant 791 caliper inches of native canopy trees on the project site; landscape plan to be approved by both DRB (sites only) and TRC; quantity versus up-sizing trees).
2. Must use 4' chain-link fence as tree protection barricades (with non-trench silt fence detail).
3. Must maintain additional non-grand trees in the larger tree save areas (w/ selective removals based on the condition of the trees).
4. Must have a Certified Arborist treat and prune all protected and grand trees to be preserved.
5. No tree wells will be supported at the TRC level as the grading drainage plan is further developed.

Agenda Item #B-2

2310 HENRY TECKLENBURG DRIVE
(West Ashley)

TMS # 309-00-00-262

Request a variance from Section 54-327 to allow the removal of seven grand trees.
Request a special exception from Section 54-327 to allow the removal of one grand tree.

Zoned PUD



Application for Variance, Special Exception, Reconsideration, or Extension
to the **Board of Zoning Appeals – Site Design (BZA-SD)** Page 1 of 2

City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as explained on page 2 of this form.
☒ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: July 2021 309-00-00-262

Property Address 2310 Henry Tecklenburg TMS # _____

Property Owner Dominion SC Daytime Phone 803-217-4927

Applicant Forsberg Engineering & Surveying, Inc Daytime Phone 843-571-2622

Applicant's Mailing Address PO BOX 30575, CHARLESTON, SC 29417

E-mail Address tlinton@forsberg-engineering.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Representative

Zoning of property PUD - LI

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant Jay Kirt Date 6/4/2021

For office use only
 Date application received _____ Fee \$ _____ Time application received _____
 Staffperson _____ Receipt # _____

Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401
 (843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

BZA-SD Application (continued)

Page 2 of 2

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

APPLICANT REQUESTS VARIANCE TO SECTION 54-327C (REMOVAL OF GRAND TREES)

PLEASE SEE ATTACHED SITE PLAN AND ARBORIST REPORT FOR ADDITIONAL DETAILS OF VARIANCE REQUEST.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401
 (843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

BOARD OF ZONING APPEALS SITE DESIGN

City of Charleston

Wednesday, August 4, 2021

ITEM B 2

2310 Henry Tecklenburg DR

(West Ashley)

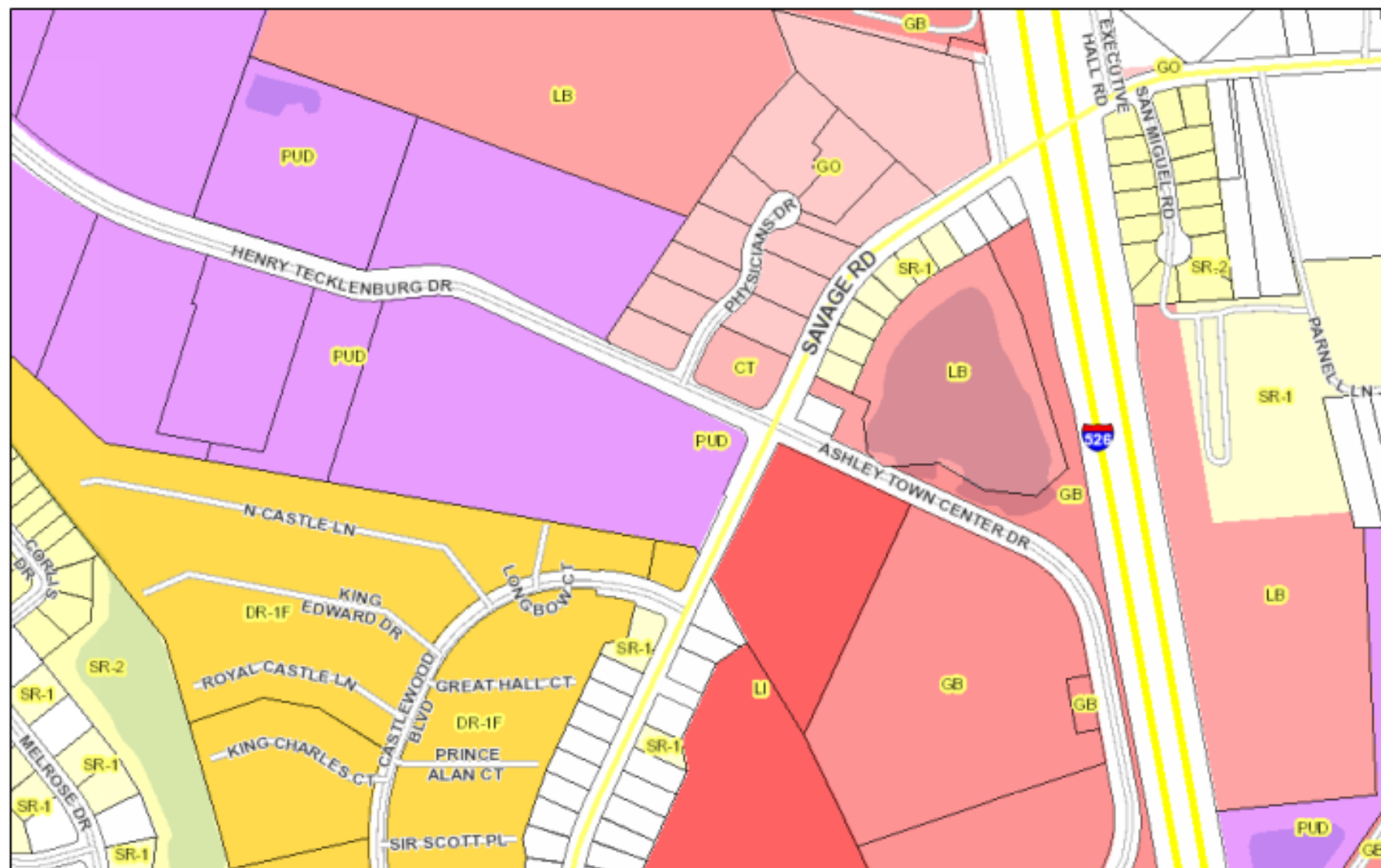
TMS# 309-00-00-262

ZONED PUD

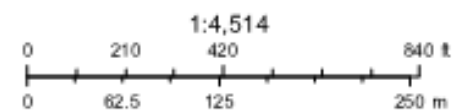


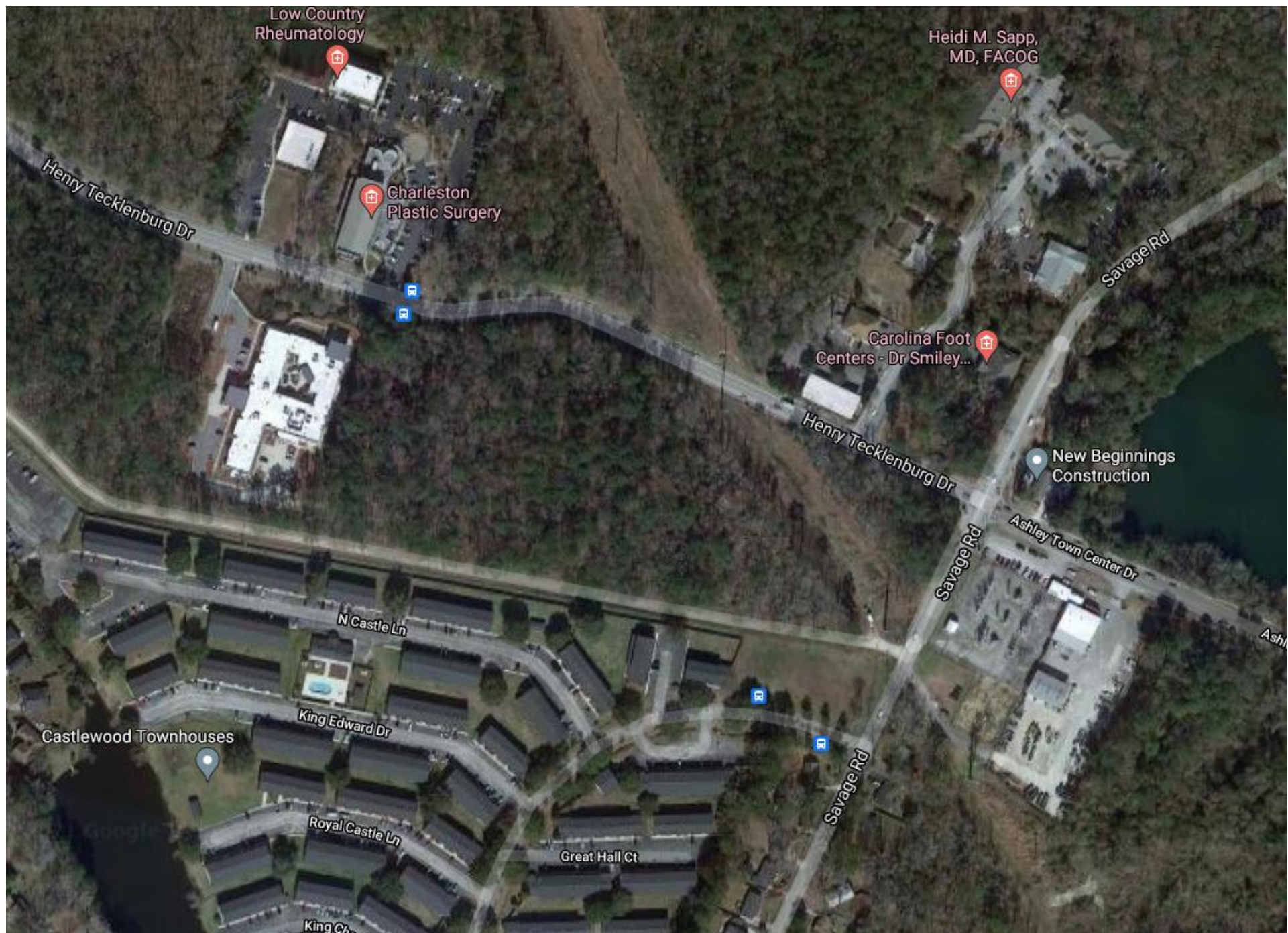
 Subject Property

2310 Henry Tecklenburg Drive



July 27, 2021

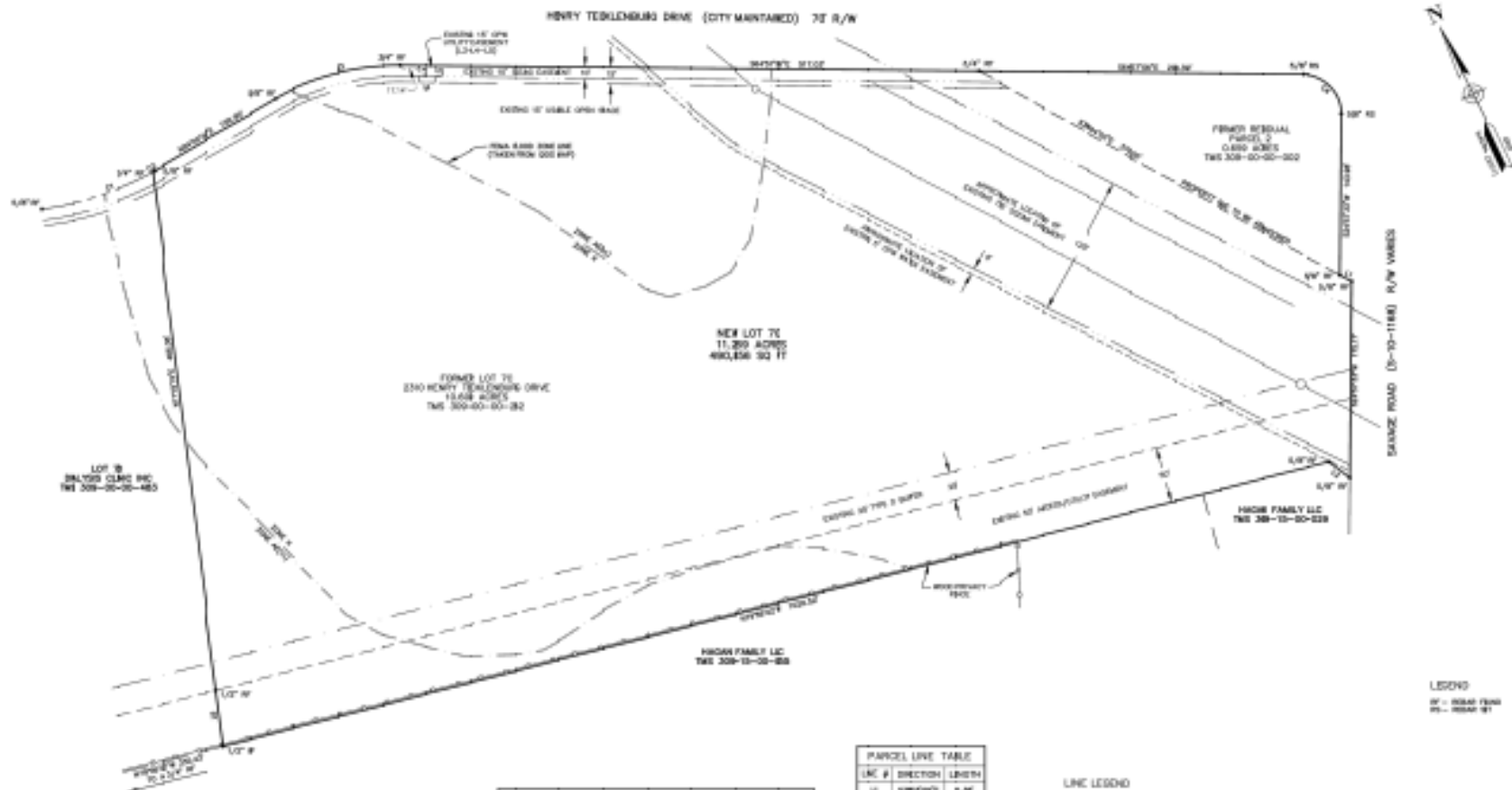




12 PLAT 81 BY ELLIOTT BARNETT, IS DATED JULY 23, 2008 AND RECORDED IN THE
 CHARLESTON COUNTY DEED OFFICE IN PLAT BOOK 8, PAGE 198.
 13 PLAT 82 BY MICHAEL S. LACKY, DATED NOVEMBER 5, 2008 AND RECORDED IN THE
 CHARLESTON COUNTY DEED OFFICE IN PLAT BOOK 8, PAGE 246.
 14 PLAT 83 BY STEVEN ANDERSON, DATED JULY 11, 2008 AND RECORDED IN THE
 CHARLESTON COUNTY DEED OFFICE IN PLAT BOOK 8, PAGE 102.
 15 PLAT 84 BY MICHAEL S. LACKY, DATED SEPTEMBER 8, 2008, RECORDED JANUARY
 21, 2009, AND RECORDED IN THE CHARLESTON COUNTY DEED OFFICE IN PLAT
 BOOK 135, PAGE 0008.
 16 PLAT 85 BY STEVEN ANDERSON, IS DATED NOVEMBER 5, 2008 AND RECORDED IN THE
 CHARLESTON COUNTY DEED OFFICE IN PLAT BOOK 8, PAGE 246 AND PAGE 247.
 17 PLAT 86 BY DAVID S. GILBERT, DATED JANUARY 1, 2009 AND RECORDED IN THE
 CHARLESTON COUNTY DEED OFFICE IN PLAT BOOK 8, PAGE 100.

42 THE PROPERTY IS OWNED BY BANGLA GRACE PARK LLC
43 DATED 2008-08-01 IN PAROLA RD IN 2002.
44 THE TOTAL AREA = 0.2200 ACRES
45 REFERENCE TO FEMA 13020 DRAINAGE DATE MAY 2002 DATE ISSUED
46 NOVEMBER 13, 2002 THIS PROPERTY IS IN ZONE S AND S4D-C
47
48 THE EXISTENTIAL DRAIN IS REFERENCED TO NORTH AMERICAN CANAL 1982
49 (1981 MAP)
50
51 THE DRAINAGE IS NOT INTENDED TO SHOW THE EXTENT OF ANY REFERENCE
52 TO ANY OTHER TYPE OF PROPERTY, UNDEVELOPED, UNDEVELOPED
53
54 THIS SURVEY DOES NOT REFLECT A TITLE, EASEMENT, IT IS BASED ON THE
55 INFORMATION LAID OUT AND THE EVIDENCE FOUND IN THE FIELD, ANY EASEMENTS
56 OR ENCUMBRANCES OF RECORD NOT SHOWN IN THE REFERENCED SURVEY

FOR CITY OF CHARLESTON AND CHARLESTON COUNTY USE ONLY



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
01	18.16'	150.00'	93°57"	S64°07'34"E	10.66'
02	50'	150.00'	93°54"	S64°07'30"E	1.8'
03	18.70'	150.00'	93°56"	S64°07'30"E	1.05'
04	54.87'	50.87'	87°00"	S64°07'40"W	48.87'

LINE #	DIRECTION	LENGTH
10	N 00° 00' 00" E	0.00
11	N 00° 00' 00" E	0.00
12	N 00° 00' 00" E	0.00
13	N 00° 00' 00" E	0.00
14	N 00° 00' 00" E	0.00
15	N 00° 00' 00" E	0.00
16	N 00° 00' 00" E	0.00

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PROPERTY LINE	100

LEGEND:
 SF = SOLAR FLUX
 SPL = SOLAR SPOT



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JOURNAL OF DOCUMENTATION, vol. 58, no. 6, 2003

HORSBERG ENGINEERING
AND SURVEYING, INC.



PROPERTY LINE ABANDONMENT PLAT
TO CREATE NEW LOT 7C FROM
FORMER LOT 7C & FORMER RESIDUAL PARCEL 2
2310 HENRY TECKLENSBURG DRIVE



JOURNAL OF CLIMATE

SAFE

JUNE 17, 2008

[illegible]

1954

LAST REVISED

1998-1999

-13-

10211

 $\Gamma = 50$

PERMANENT RES.

68.76

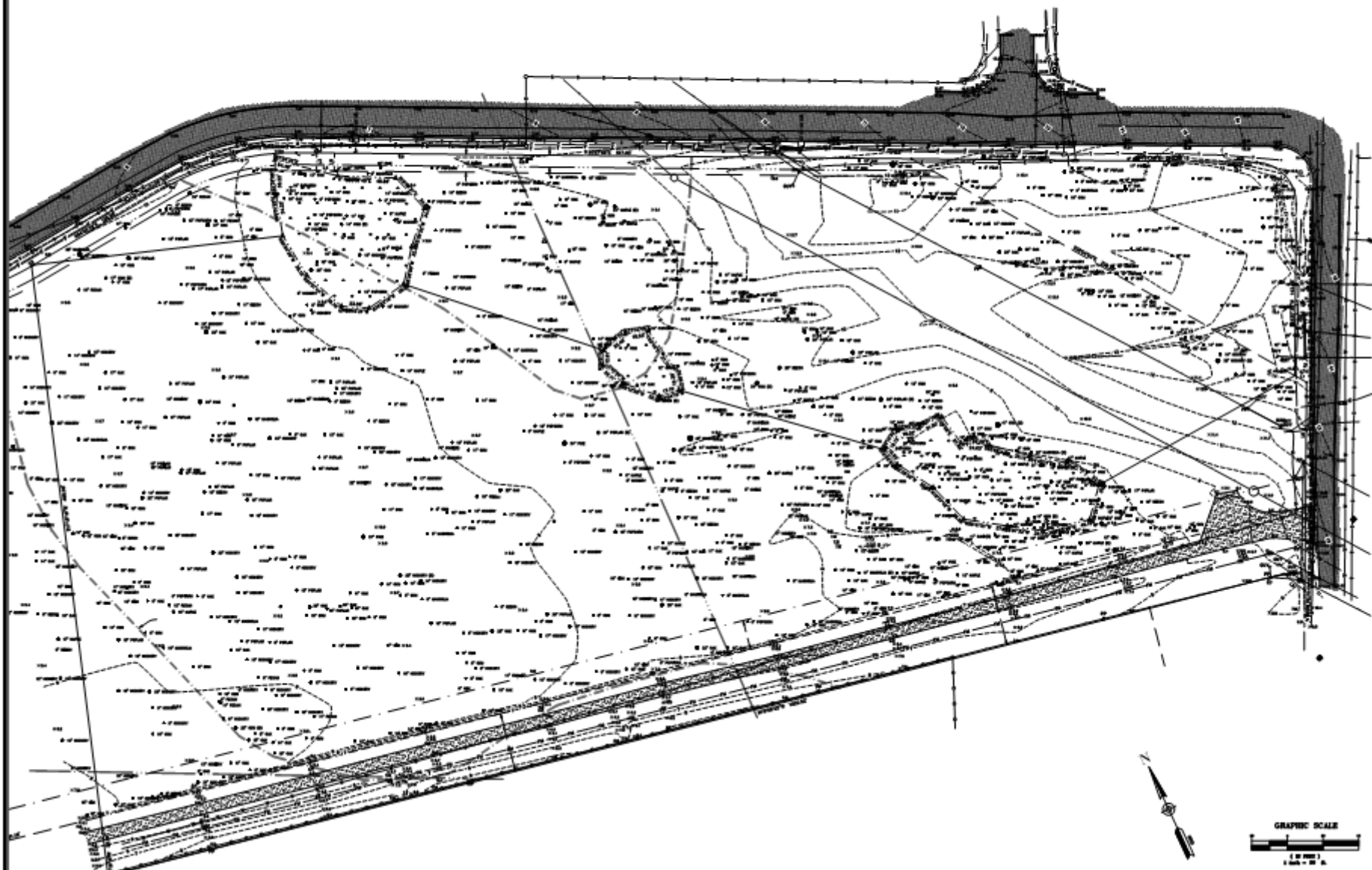
[illegible]

1

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100

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PAULSON ENGINEERING AND SURVEYING, INC.
10000 W. 10TH AVE. SUITE 100
 DENVER, CO 80231
 (303) 751-1000
 FAX (303) 751-1001
 WWW.PAULSONENGINEERING.COM

**TOPOGRAPHIC SURVEY
(OVERALL)**

**PART OF LOT 7C &
RESIDUAL PARCEL 2**
CITY OF CLAMARTON, CLAMARTON COUNTY, SOUTH CAROLINA

DATE: **JUNE 17, 2020**

DRAWN/CHECKED: **JOE LEM**

LAST REVIEWED: **AUGUST 26, 2020**

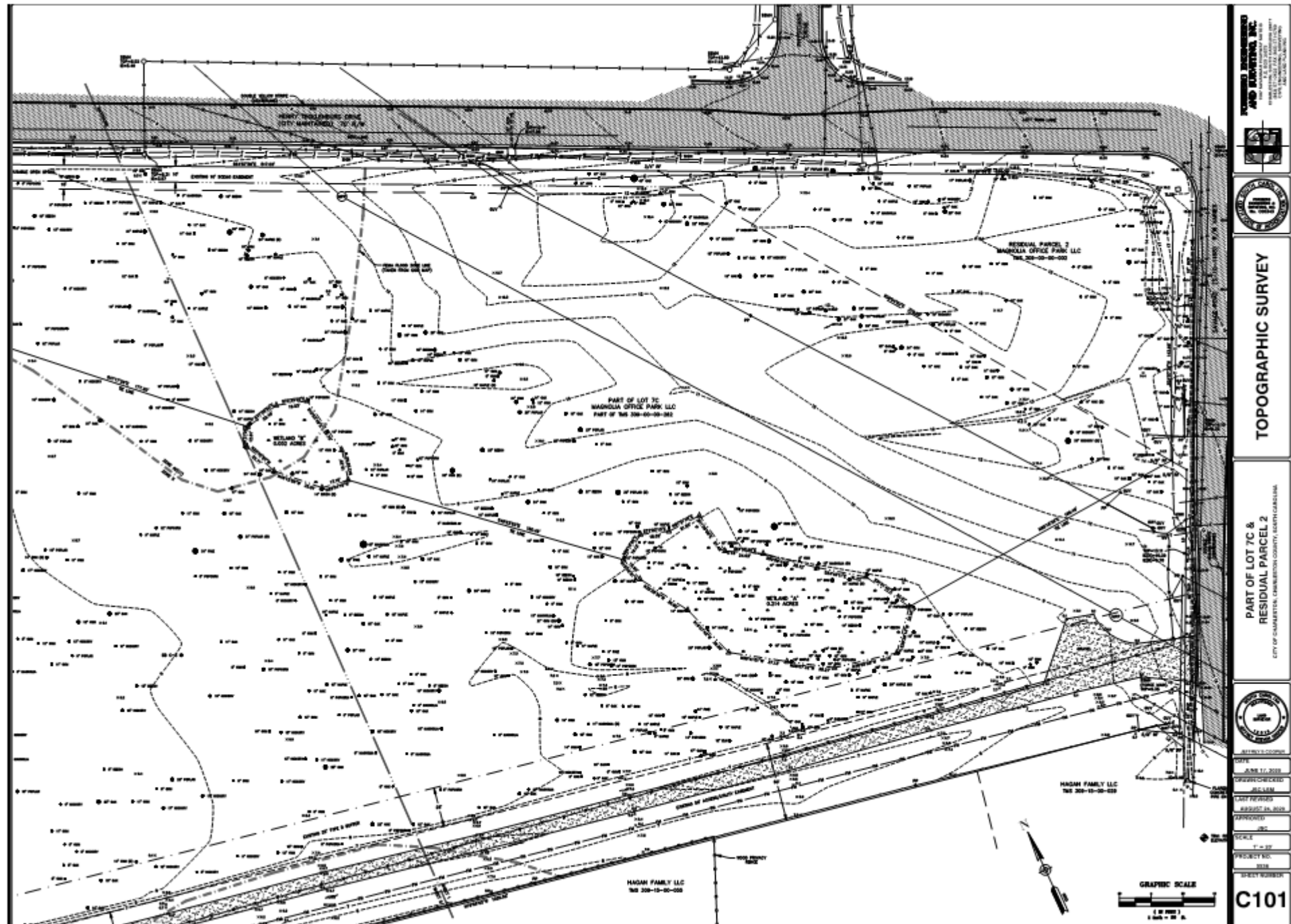
APPROVED: **JRC**

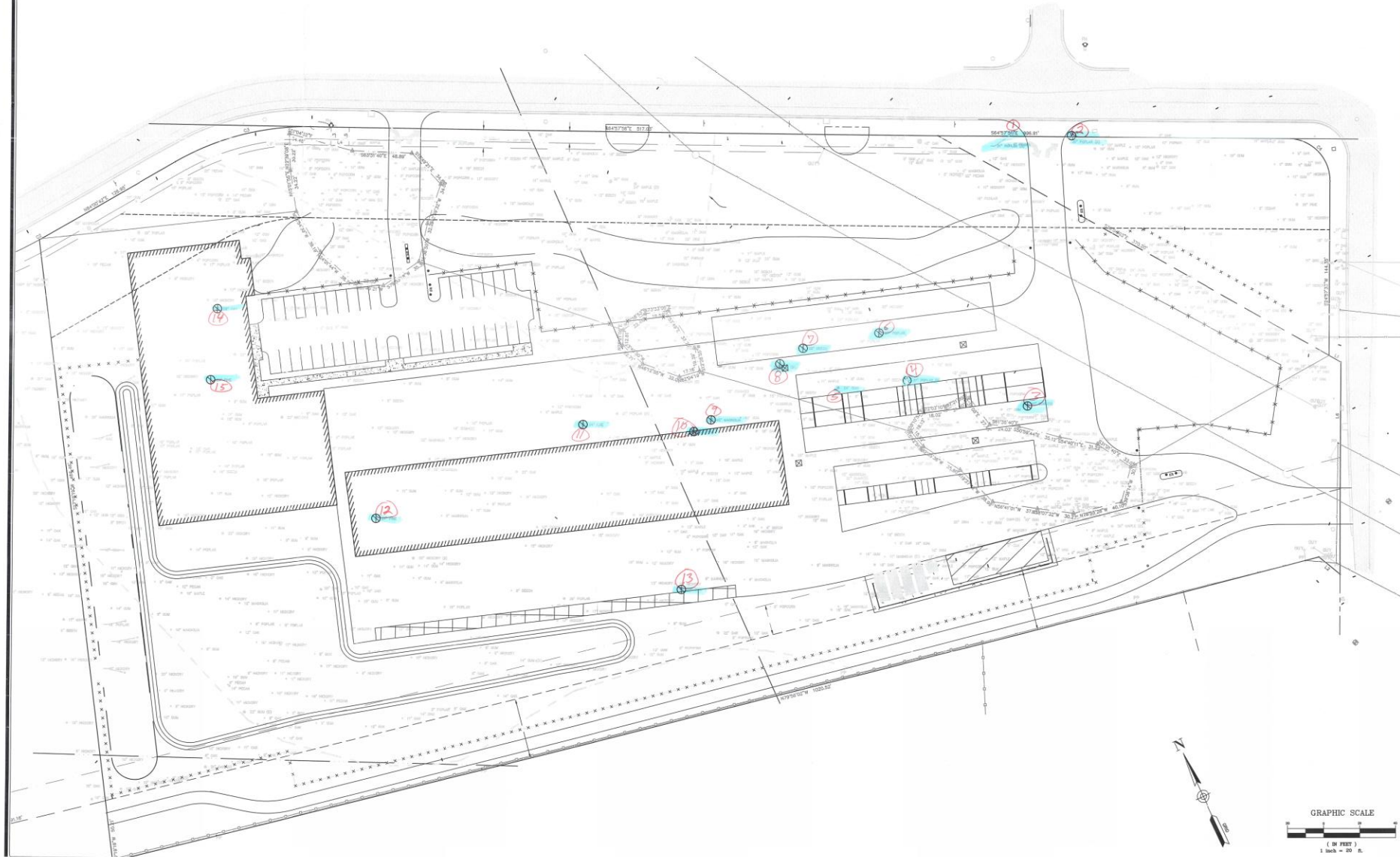
SCALE: **1" = 30'**

PROJECT NO.: **2020**

DRAWN BY: **JOE LEM**

C100





FOSSBERG ENGINEERING
AND SURVEYING, INC.
1000 W. 10TH STREET, SUITE 100
CHARLESTON, SOUTH CAROLINA 29401
TEL: 781-383-1111
WWW.FOSSBERGENGINEERING.COM



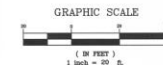
TREE REMOVAL PLAN (OVERALL)

PART OF LOT 7C &
RESIDUAL PARCEL 2
CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

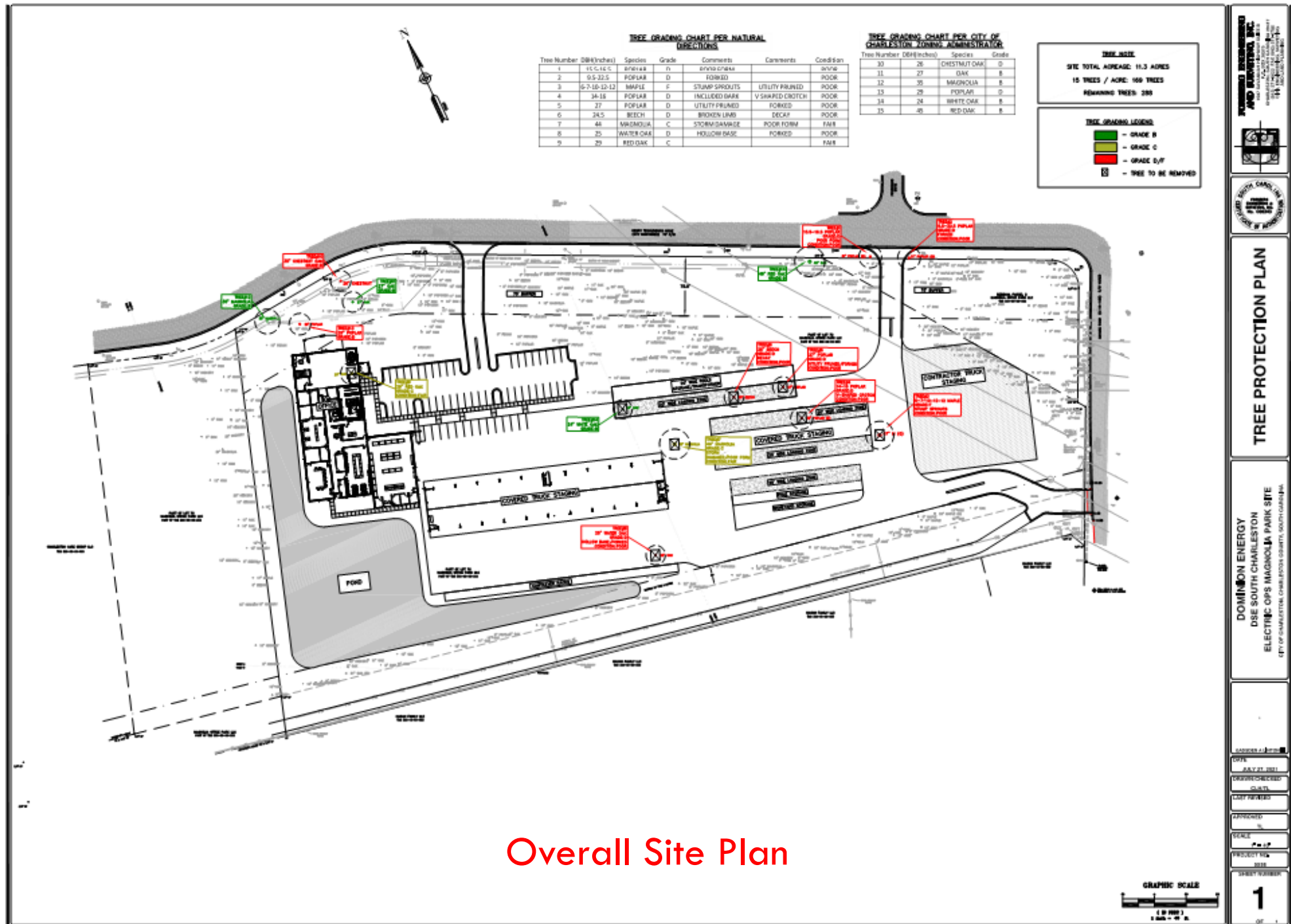


SAIDEN A. LINTON III
DATE
APRIL 25, 2021
DRAWN/CHECKED
JSC/LSM
LAST REVISED
APPROVED
JSC
SCALE
1" = 30'
PROJECT NO.
5538
SHEET NUMBER

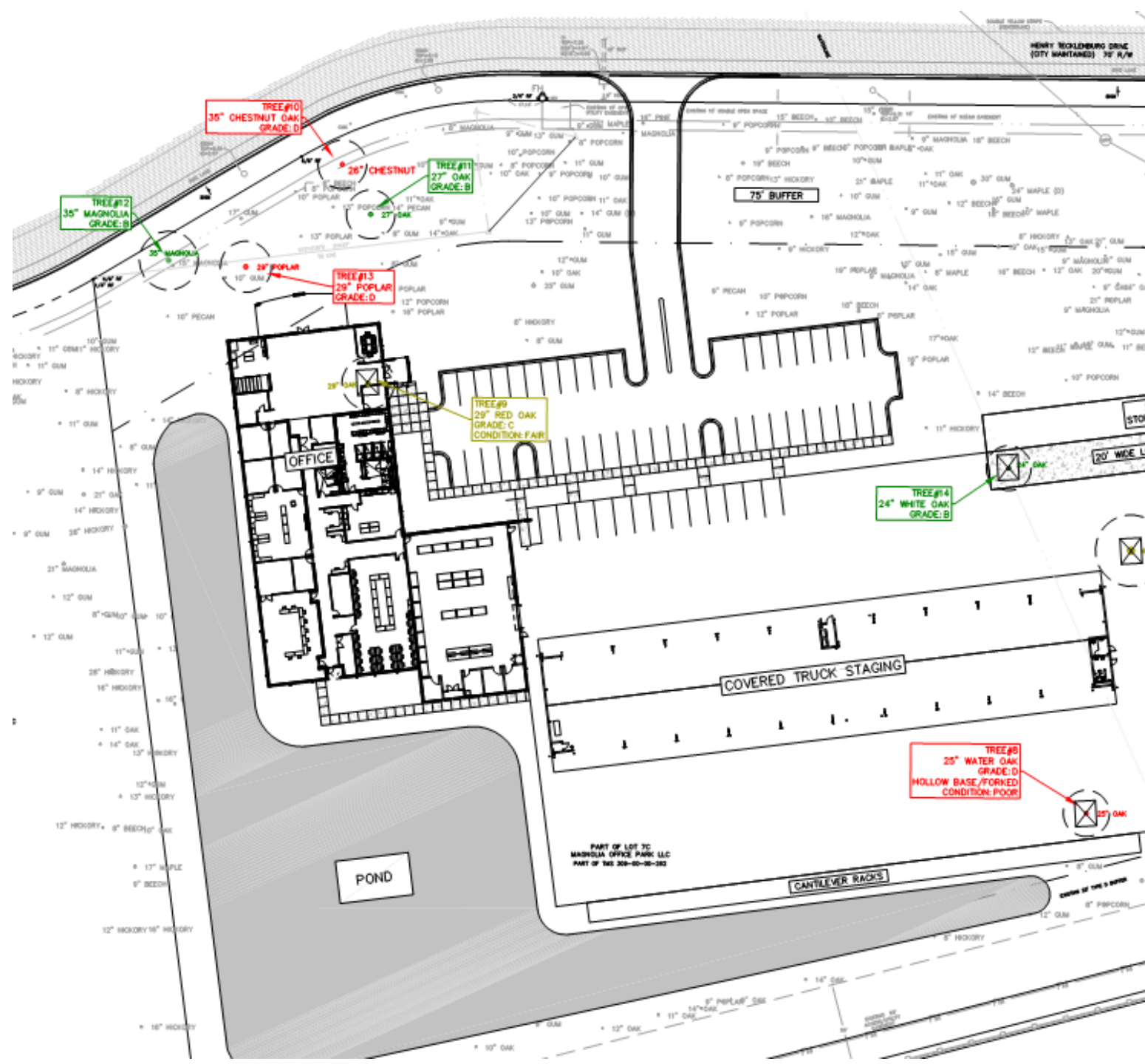
C203



Tree Number	DBH (inches)	Speices	Grade	Comments	Comments	Condition
1	15.5-16.5	poplar	D	Poor Form		Poor
2	9.5-22.5	poplar	D	Forked		Poor
3	6-7-10-12-12	maple	F	Stump sprouts	Utility Pruned	Poor
4	14-16	poplar	D	Included bark	V Shaped crotch	Poor
5	24	sweetgum	D	Storm damage	Forked	Poor
6	27	poplar	D	Utility Pruned	Forked	Poor
7	24.5	beech	D	Broken limb	Decay	Poor
8	13-17	sweetgum	D	Poor Form		Poor
9	44	magnolia	C	Storm damage	Poor Form	Fair
10	24.5	pine	D	Sweep	Leaning	Poor
11	24	pine	B			Good
12	27	spruce pine	D	Sweep	Leaning	Poor
13	25	water oak	D	Hollow base	Forked	Poor
14	29	red oak	C			Fair
15	29	spruce pine	D	Crook		Poor

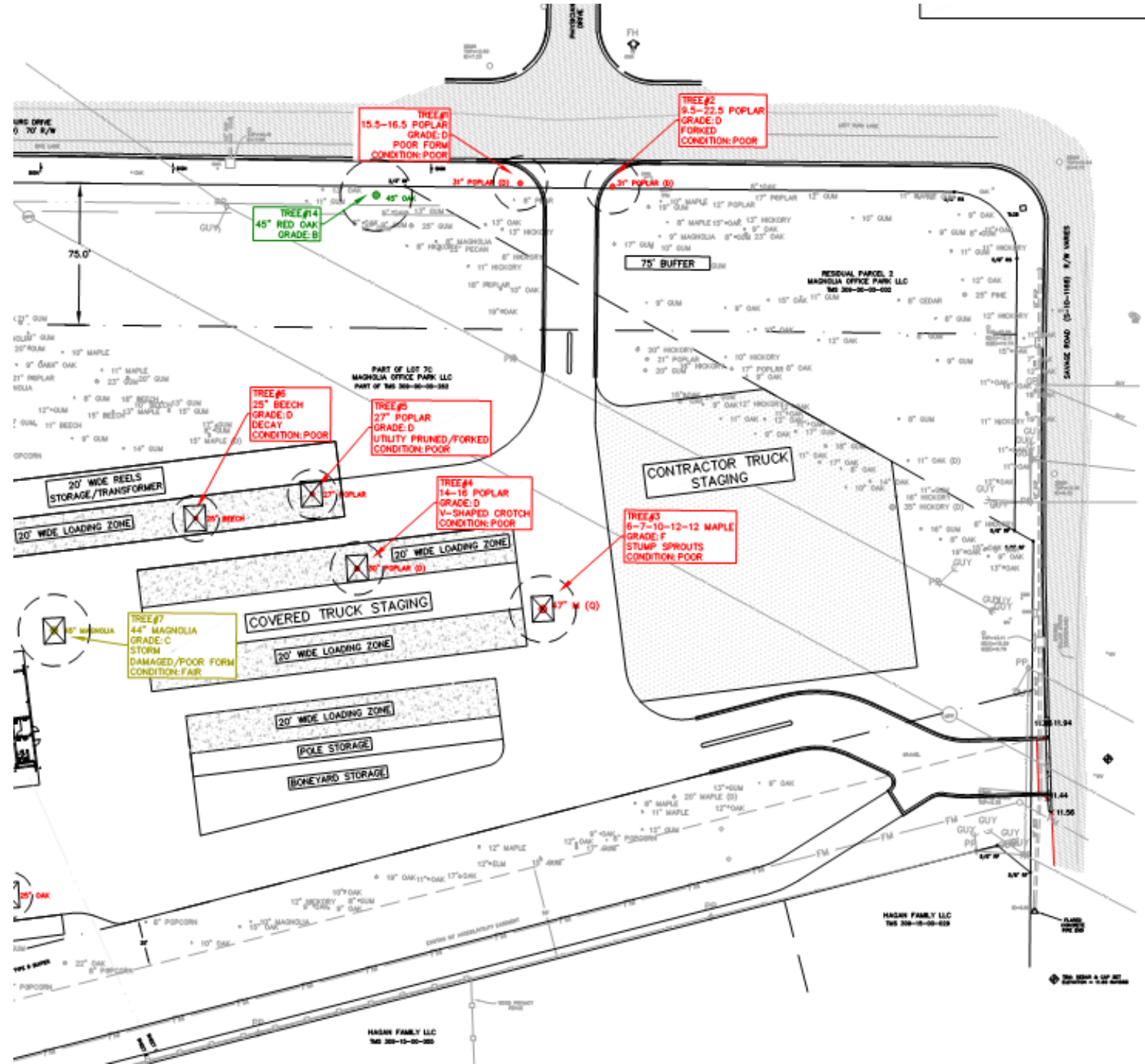


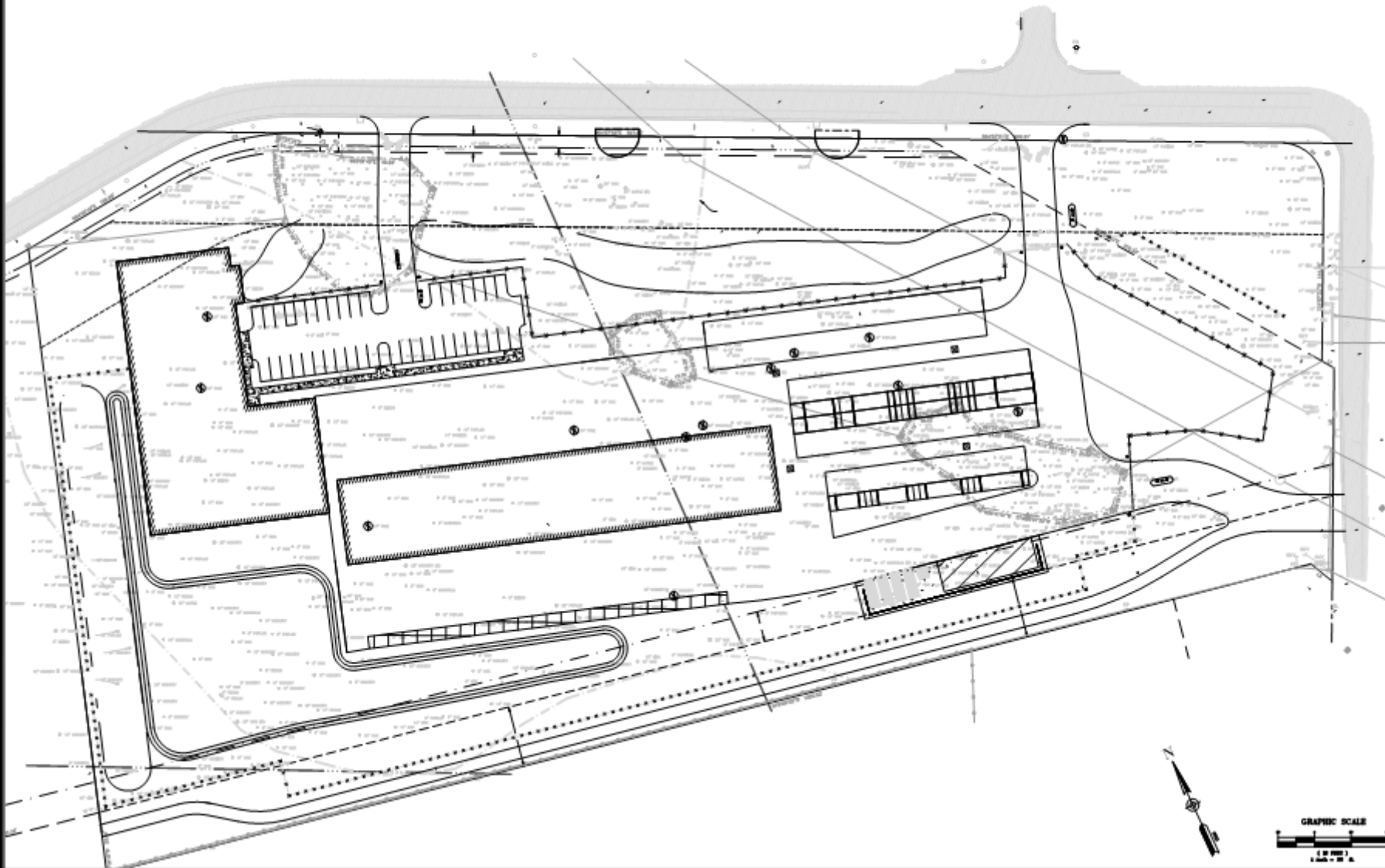
Overall Site Plan



West side of the Site Plan

East side of the Site Plan





**PAUL J. BROWNE
AND ASSOCIATES, INC.**
LANDSCAPE ARCHITECTS
1000 W. 10TH STREET, SUITE 100
FORT WORTH, TEXAS 76102
TEL: 817.335.1111
WWW.PJBANDASSOCIATES.COM



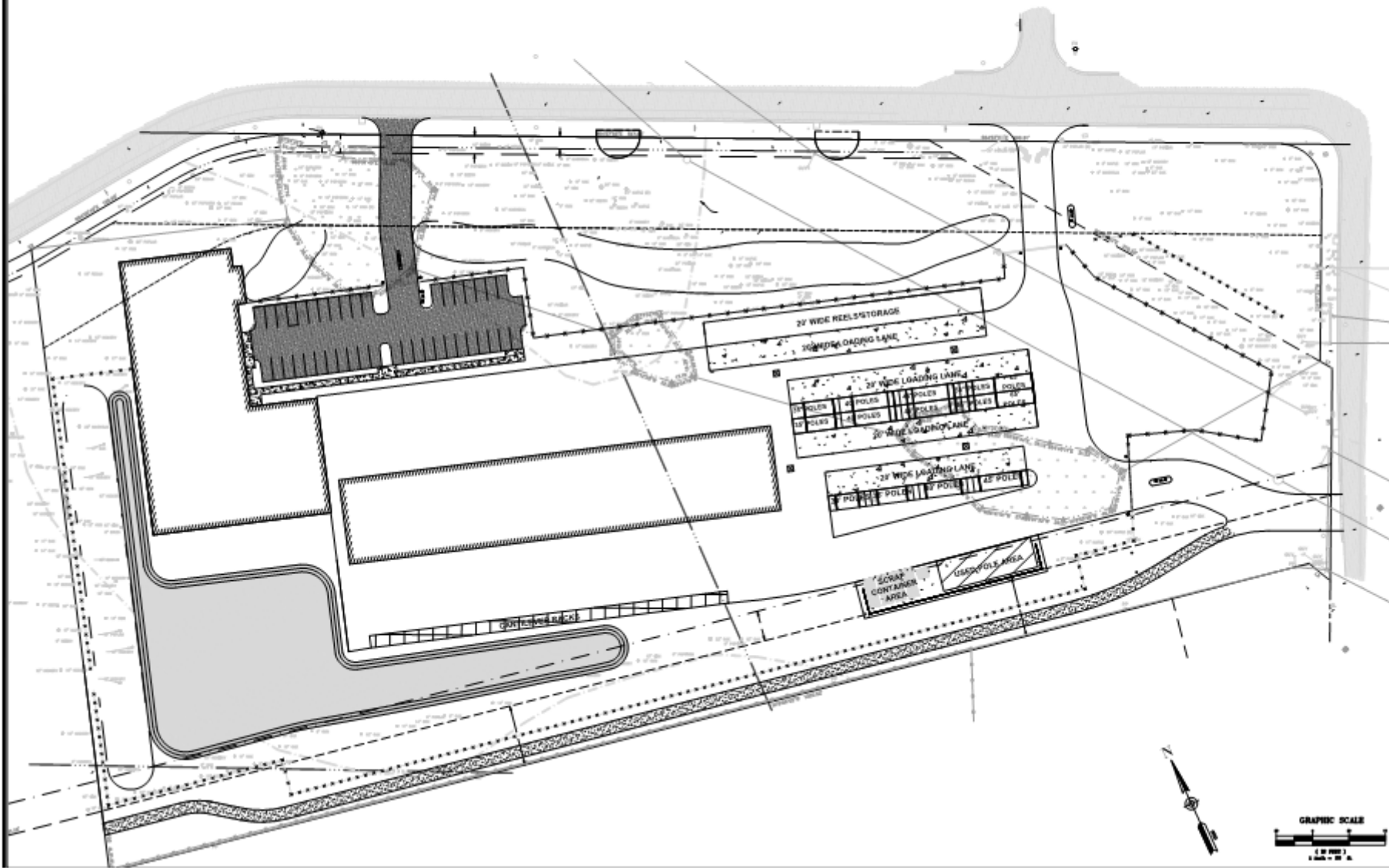
**TREE REMOVAL PLAN
(OVERALL)**

**PART OF LOT 7C &
RESIDUAL PARCEL 2**
CITY OF CHARLOTTE, CHARLOTTE COUNTY, NORTH CAROLINA



DATE	APRIL 25, 2021
DESIGNED BY	JOB: 1000
CITY REVIEWED	+
APPROVED	2021
SCALE	1" = 50'
PROJECT NO.	1000
SHEET NUMBER	1

C203



AND ASSOCIATES, INC.
 10000 100th Ave. N.E.
 Suite 100
 Redmond, WA 98073
 Phone: (206) 881-1111
 Fax: (206) 881-1112
 Email: info@andassociates.com



NEW SITE PLAN (OVERALL)

**PART OF LOT 7C &
 RESIDUAL PARCEL 2**
 CITY OF CARLSBATH, LINCOLN COUNTY, OREGON



CARLSBATH, OREGON
 DATE: APRIL 23, 2021
 CHECKED BY: JNC
 DRAWN BY: JNC
 APPROVED BY: JNC
 SCALE: 1" = 30'
 PROJECT NO.: 3038
 SHEET NUMBER:

C300

Agenda Item #B-3

CENTRAL PARK ROAD
(James Island)

TMS # 340-03-00-007

Request a special exception from Section 54-327 to allow the removal of one grand tree.

Zoned SR-1



Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as explained on page 2 of this form.
☒ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: August 4, 2021

Property Address Central Park Road, James Island, SC 29412 TMS # 340-03-00-007

Property Owner Central Park Road, LLC Daytime Phone 843-573-9635

Applicant Lesemann & Associates, LLC Daytime Phone 843-724-5155

Applicant's Mailing Address 418 King Street, Suite 301, Charleston, South Carolina 29403

E-mail Address eri@lalawsc.com; nmt@lalawsc.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Attorney

Zoning of property SR-1 (Cluster)

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant Eli R. Boonen Date July 2, 2021

For office use only

Date application received _____ Fee 5 Time application received _____
 Staffperson _____ Receipt # _____

Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401

(843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

N/A

Variance Test: The Board of Zoning Appeals–Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

See Attachment

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Request for Special Exception

Central Park Road, LLC requests approval of a special exception to remove a single "C" grade Persimmon tree located within the Central Park Cluster Development. Under City Ordinance Section 54-331, Persimmon trees (*Diospyros virginiana*) are designated as "Category III" trees, such that the special exception standard, rather than the variance "hardship" test, is applicable.

Following four years of design, re-design, and administrative review, the Central Park Cluster Development has been approved by the City of Charleston (the "City"), the County of Charleston, SC DHEC's Bureau of Water, and SC DHEC's Office of Coastal Resource Management. The approved project involves 38 units which will, in accordance with the goals of the applicable cluster overlay zoning, maximize the open space on the site. As a result of the City's determination that the subject property is within a "Special Protection Area," the project underwent significant redesign to provide additional stormwater storage capacity and meets the strictest design standards that can be applied to a residential project under the City's Stormwater Design Standards Manual.

The subject property is approximately 10.35 acres in size. It is moderately wooded with trees that are generally of fair to poor character and includes many less desirable species. The project site appears to have been previously impacted due to the abundance of both privet and English Ivy. There were fifty (50) Grand Trees on the site at the time of the survey, including one that has died since the tree survey was completed. At the time of the survey, the consulting arborist did not find a single tree that could be graded as an "A." Only eleven were graded as "B", seventeen were graded as "C", eighteen were graded as "D" and the remaining four (including the dead tree) were graded as "F". As noted above, the Persimmon that is the subject of this application is graded as "C."

At the time, the tree surveyor did not consider the subject Persimmon to be a grand tree and therefore did not mark it as protected or grand. Based on the configuration and features, it was considered multiple non-protected trees, rather than a single Grand Tree. As a result, it was not included in the prior submissions to BZA-SD related to this project.

The Persimmon is located directly in the pathway of "Highcroft Avenue," which is the entry boulevard for the Central Park Road Cluster Development. The entry boulevard is designed in accordance with City standards, with a right of way that is 35.5 feet. The project site has an elongated, linear configuration, particularly in the entrance area where the subject tree is located. As a result, the project site had limitations in the way that lots could be laid out as allowed under the current zoning.

Additional limitations exist due to the City's designation of the site as a Special Protection Area. Also, since the cluster overlay requires a high percentage of open space and a clustering of

lots there are further restrictions placed on flexibility. However, from a stormwater and development standpoint, the cluster overlay was the most environmentally responsible approach, allowing the designers to save over 50% of the site as open space.

The guiding factors in the design have been: (1) adapting to meet and exceed the heightened stormwater standards that were applied to the project; (2) maximizing the most desirable open space, including a sizeable wetland area; and (3) meeting the objectives of the cluster overlay zoning, and (4) preserving the best trees on the site.

The owner/applicant seeks approval to remove one (1) Grand Tree which is Category III, Grade "C" tree. On this basis, the tree is a less-desirable species and of lesser grade, according to the consulting arborist and the City's ordinances. As noted above, it is necessary to remove the tree for project infrastructure. It is located along the Southwestern property line, adjacent to a concrete driveway on a neighboring property, and is in the direct path of an approved road plan.

For these reasons, a special exception is warranted under City Ordinance Section 54-329, as the tree is "located within a proposed building footprint, street, road, driveway, drainage way, or parking area." As explained above, there is no other reasonable design or economically reasonable alternative exists to save the tree, which itself is less desirable than the other Grand Trees that the project has been designed to protect. The current project is the end result of an exhaustive design and administrative review process that began more than four (4) years ago and has been approved by all applicable state and local agencies.

BOARD OF ZONING APPEALS SITE DESIGN

City of Charleston

Wednesday, August 4, 2021

ITEM B 3

Central Park Rd

(James Island)

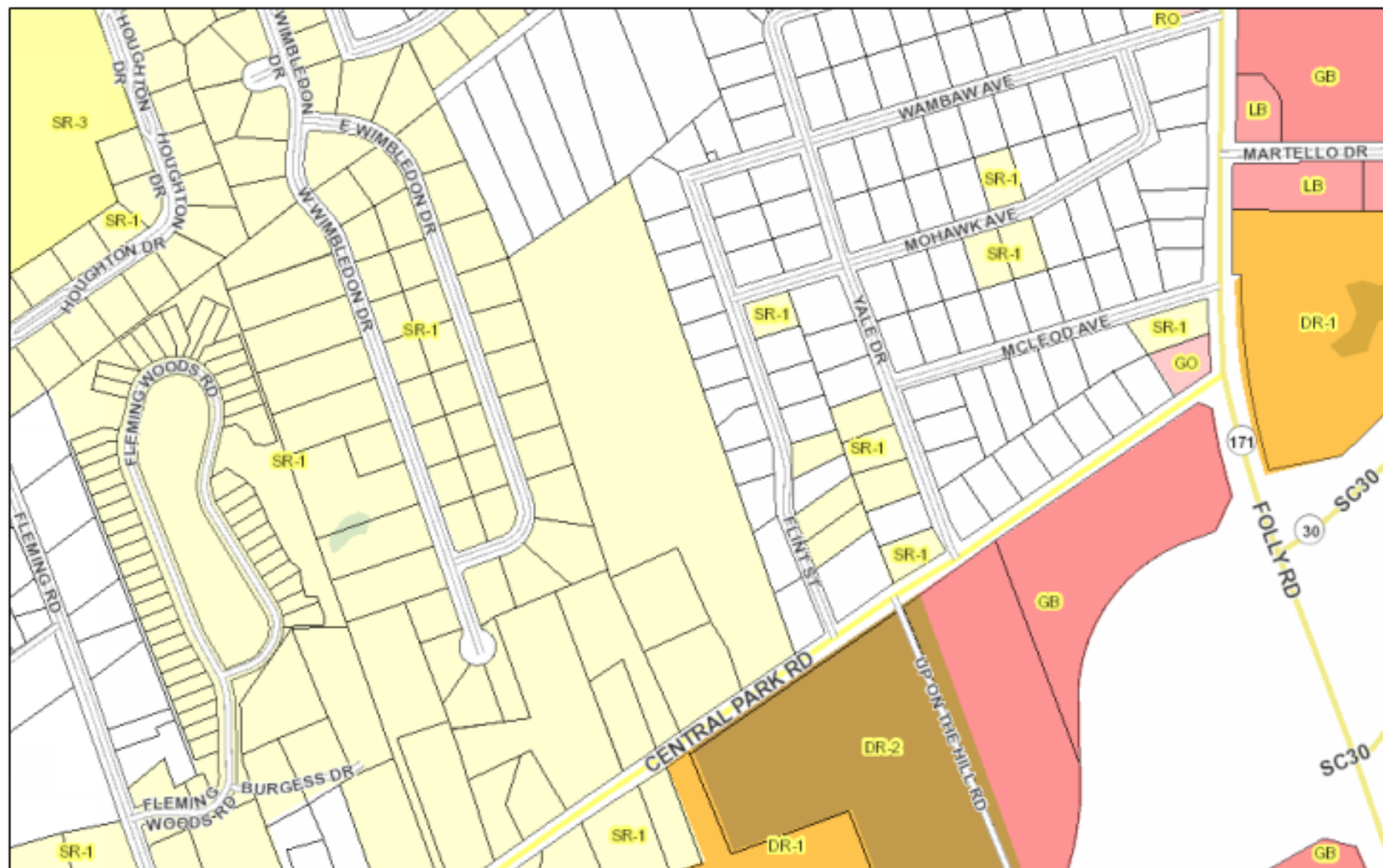
TMS# 340-03-00-007

ZONED SR-1

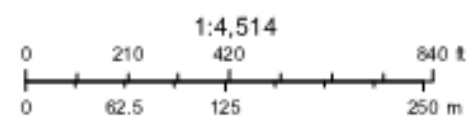


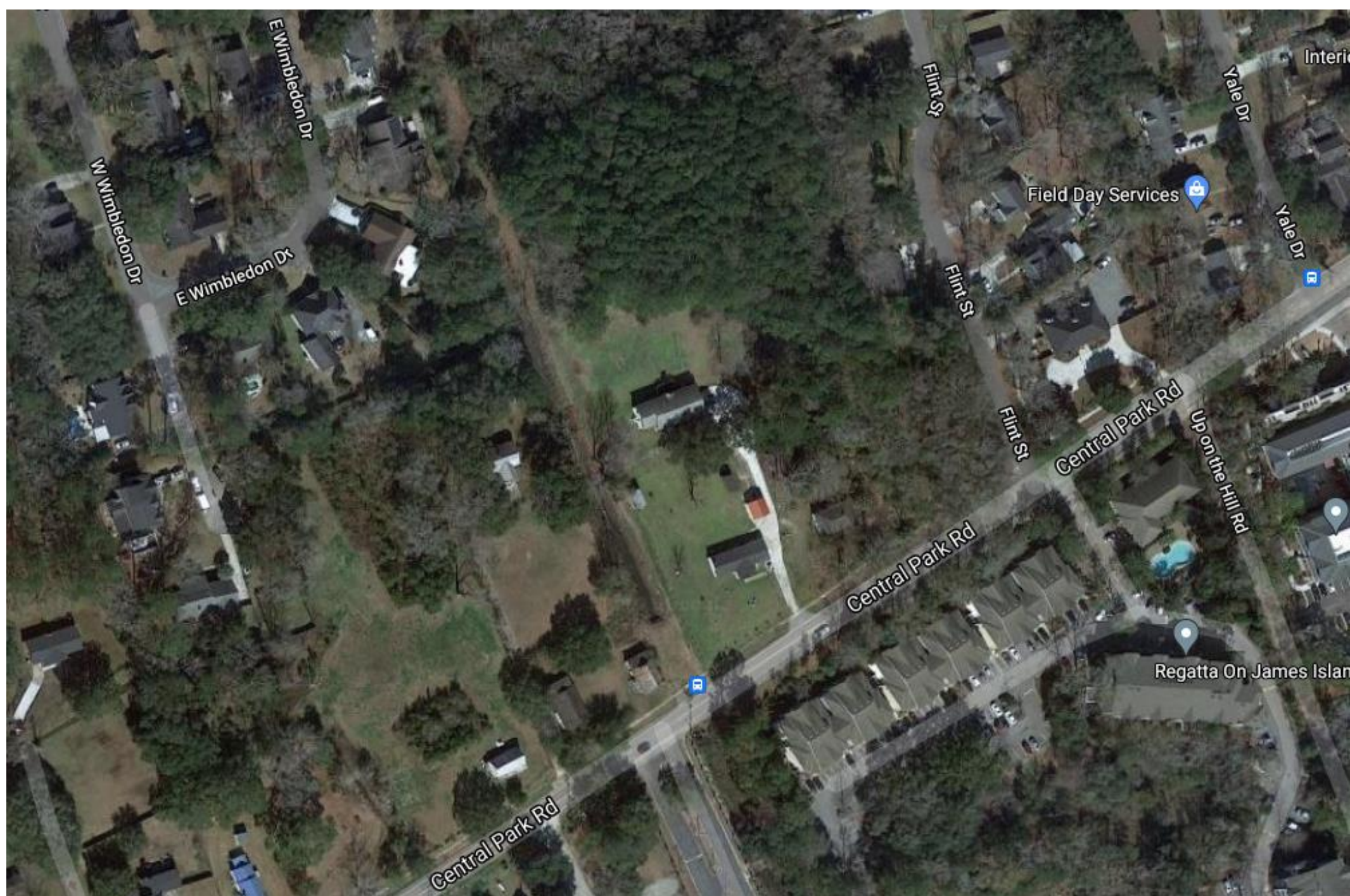
 Subject Property

Central Park Road

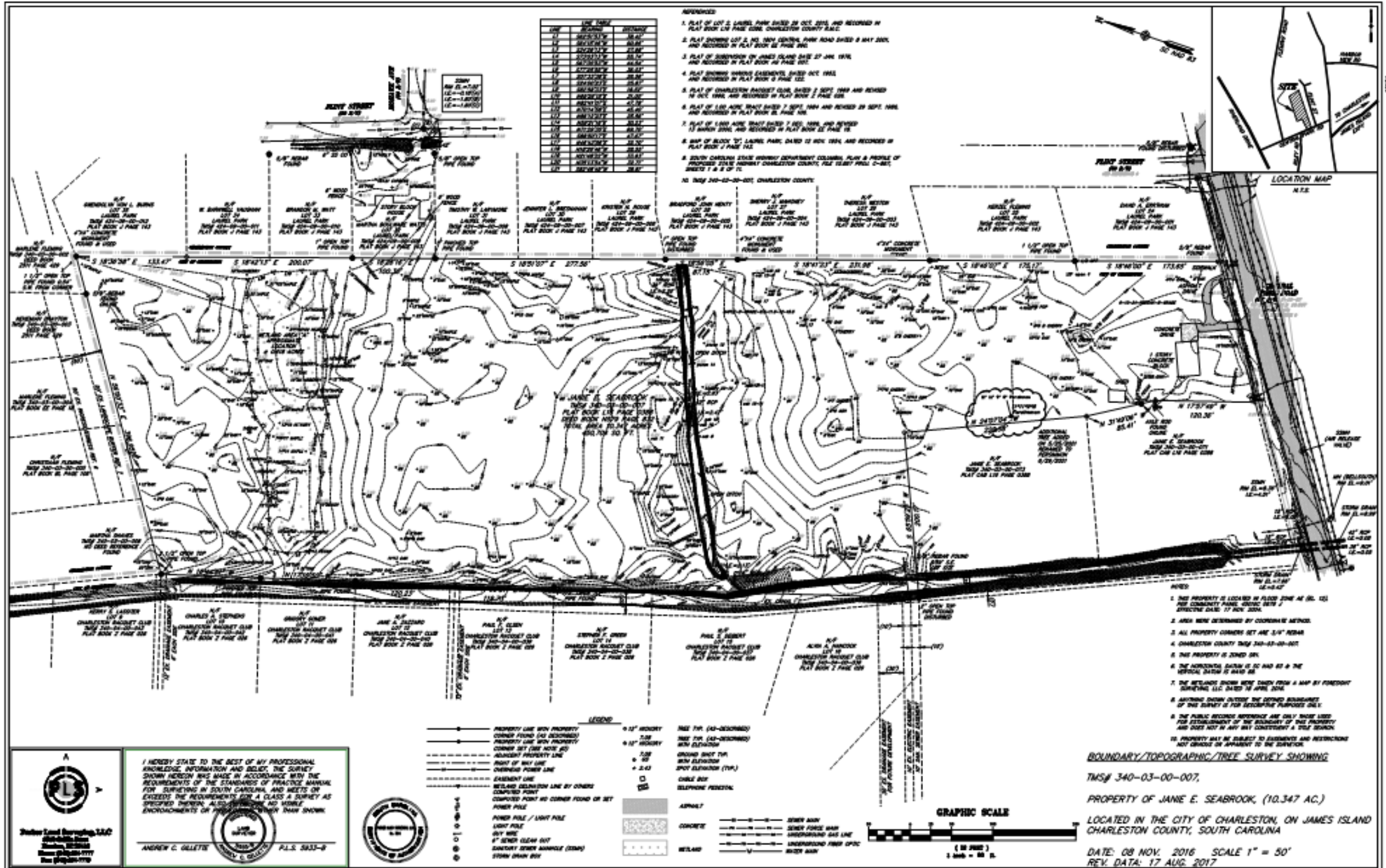


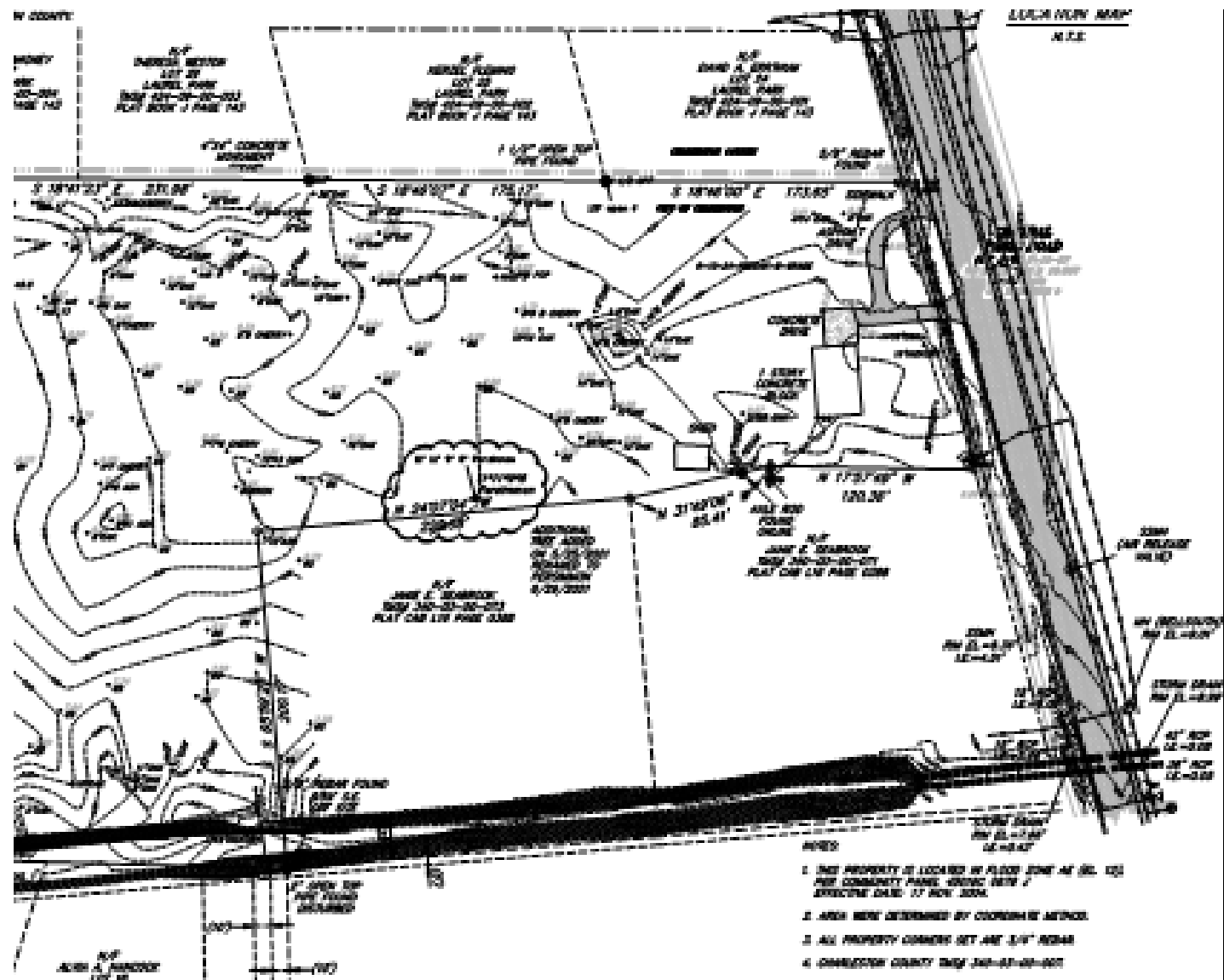
July 27, 2021

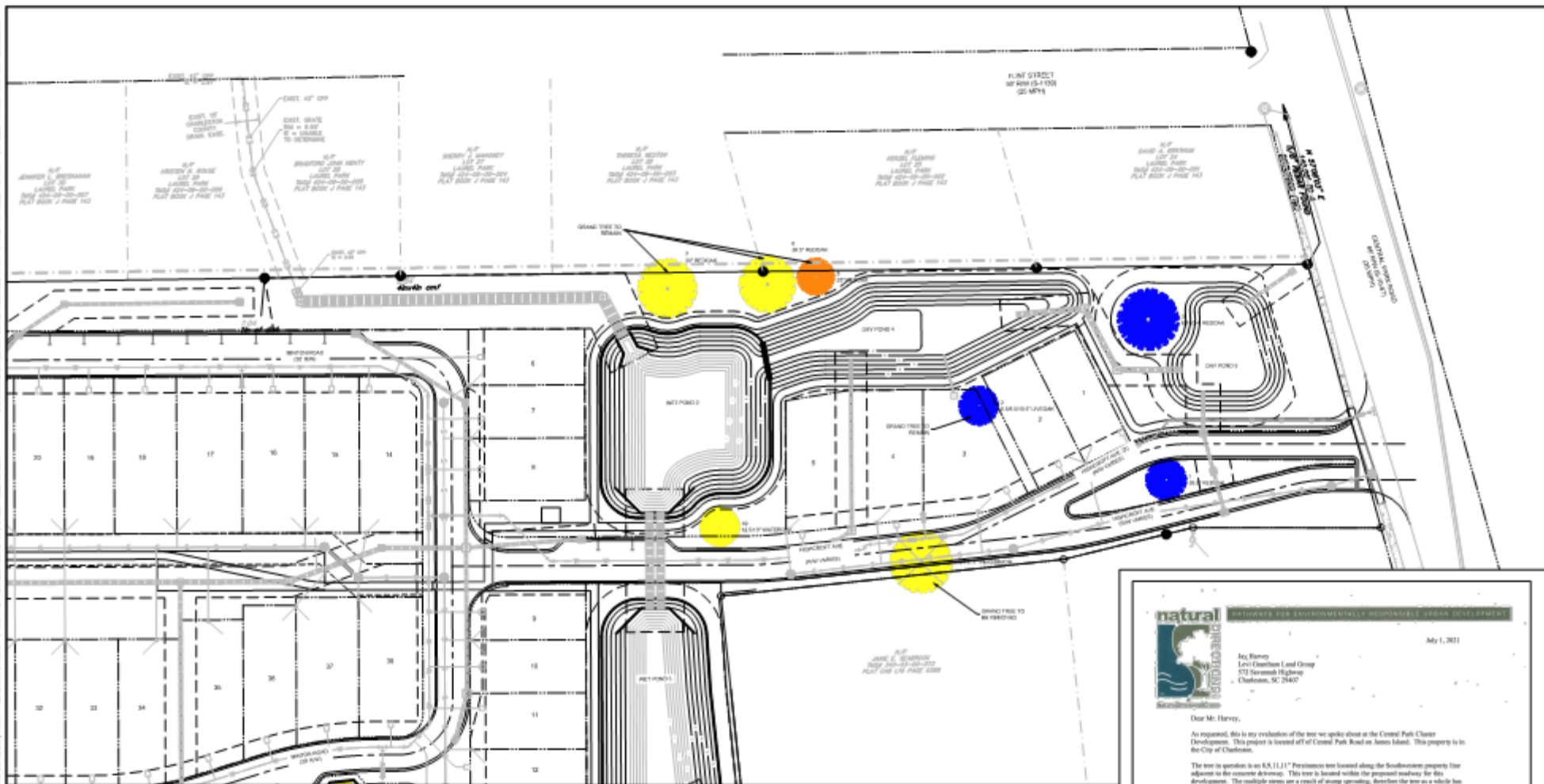










[illegible]

NATURAL DIRECTIONS LLC FIELD VERIFIED TREE ON 07.06.2021



Jay Blumry
Levi Olantham Land Group
572 Savannah Highway
Charleston, SC 29405

July 1, 2011

Dear Mr. Harvey,

As requested, this is my evaluation of the tree we spoke about at the Central Park Cluster Development. This project is located off of Central Park Road on James Island. This property is in the City of Charleston.

The tree in question is an 8.8, 11.1" *Persea* tree located along the Southwestern property line adjacent to the concrete driveway. This tree is located within the proposed roadway for this development. The multiple stems are a result of stump spreading, therefore the tree as a whole has poor form. This tree is a C grade tree in fair condition.

There inherently goes hazards and I cannot guarantee the structural integrity of any tree. No tree removal should be performed without permission from the City of Charleston. Please give me a call with any questions at (843) 296-1181.

Sincerely,

Donald E. Skinner, Jr.
Donald E. Skinner, Jr.
Certified Arborist 90-53664
SC Registered Forester #1707



MOUNT PLEASANT, SC
843.854.1057
GREENVILLE, SC
864.298.0334
SUMMERVILLE, SC
843.854.1057



**CENTRAL PARK
CLUSTER DEVELOPMENT**
JAMES ISLAND

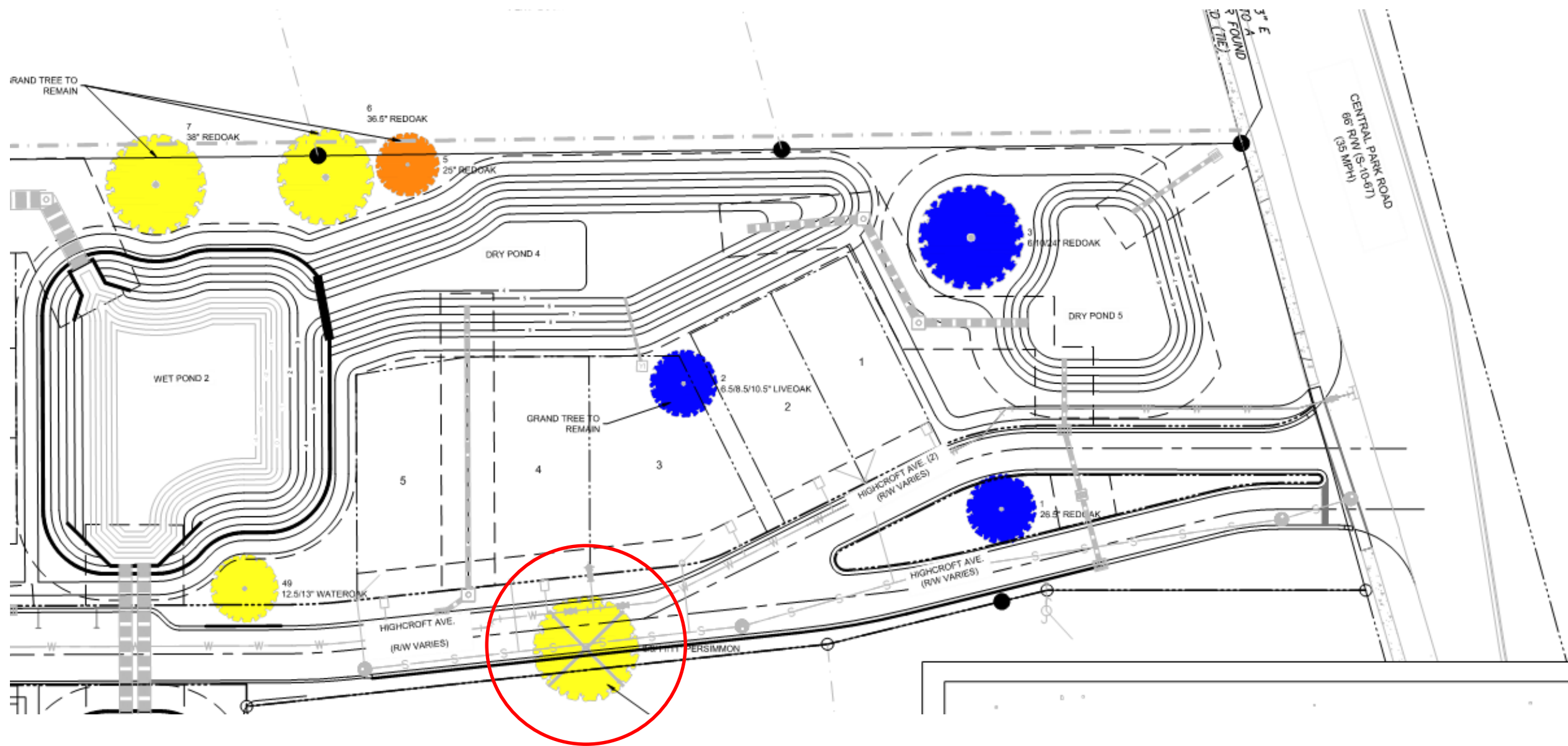
JAMES ISLAND
TMS# 340-03-00-007

JAMES ISLAND
TMS# 340-03-00-007

JAMES ISLAND
TMS# 340-03-00-007

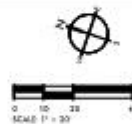
REV- PROJECT:	7430
DATE:	5/25/17
DRAWN BY:	UAP
CHECKED BY:	JCM
REVISION HISTORY	

BZA-SD TREE
REMOVAL
EXHIBIT





TREE 160
TREE REMOVAL



July 1, 2011

Jay Ramsey
Levi Children Land Group
572 Savannah Highway
Charleston, SC 29407

Dear Mr. Harvey,

An important note: this is my evaluation of the tree we spoke about at the Central Park Cluster Development. This project is located off of Grand Park Road on Jones Island. This property is in the City of Charleston.

The tree in question is an 8/8, 11.1' Pseudotsuga tree located along the southwestern property line adjacent to the concrete driveway. This tree is located within the proposed roadway for this development. The multiple stems are a result of stump sprouting, therefore the tree as a whole has poor form. This tree is a C grade tree in fair condition.

There is no warranty given and I cannot guarantee the structural integrity of any item. No test removal should be performed without permission from the City of Charleston. Please give me a call with any questions at (843) 206-1001.

Sincerely,

Donald E. Blinger, Jr.

Donald E. Skinner, Jr.
Certified Auditor 904-51664
SC Registered Forester #1707

LEGEND



FREE ENROLLMENT



THESE RESULTS



SPAWN THEY USE, SPECIES,
ANNUITY INCREASE & OTHER



— 經濟學與社會學 — 卷二



—BRANDY THREX, BRANDY—B

GRAND TIRE GRADE: C



DRAINAGE TREE GRADE - 8



GRAND TOTAL GRADE: 8

[illegible]

SPECIAL EXCEPTION REQUEST B2A MORTGAGE 00-043001

NATURAL DIRECTIONS LLC FILED UNDER 1986 CH 07.01.2017

**CENTRAL PARK
CLUSTER DEVELOPMENT**

JAMES ISLAND
ISA 340-03-00-007

JAMES ISLAND
TMS# 340-03-00-007

TMS# 340-03-00-007
CITY OF CHARLESTON, SOUTH CAROLINA



MOUNT PLEASANT, SC
843.804.1067
GREENVILLE, SC
864.298.0001
GLIMMERVILLE, SC
843.804.1067
TAPPAHANNOC, VA
804.690.1100



ISS- PROJECT:	MS
DATE:	02/25/10
DRAWN BY:	LM
CHECKED BY:	JCA
REVISION HISTORY	

BZA-SD TREE
REMOVAL
EXHIBIT



NaturalDirectionsSC.com

PATHWAYS FOR ENVIRONMENTALLY RESPONSIBLE URBAN DEVELOPMENT

July 1, 2021

Jay Harvey
Leri Grantham Land Group
572 Savannah Highway
Charleston, SC 29407

Dear Mr. Harvey,

As requested, this is my evaluation of the tree we spoke about at the Central Park Cluster Development. This project is located off of Central Park Road on James Island. This property is in the City of Charleston.

The tree in question is an 8,9,11,11" Persimmon tree located along the Southwestern property line adjacent to the concrete driveway. This tree is located within the proposed roadway for this development. The multiple stems are a result of stump sprouting, therefore the tree as a whole has poor form. This tree is a C grade tree in fair condition.

Trees inherently pose hazards and I cannot guarantee the structural integrity of any tree. No tree removal should be performed without permission from the City of Charleston. Please give me a call with any questions at (843) 296-1581.

Sincerely,

Donald E. Skinner, Jr.

Donald E. Skinner, Jr.
Certified Arborist SO-5166A
SC Registered Forester #1707

Agenda Item #B-4

70 LINE STREET
(Cannonborough/Elliottborough)

TMS # 460-04-04-021, 022, 090-092, 100 & 102

Request a special exception from Section 54-327 to allow the removal of two grand trees.

Zoned GB-A

WITHDRAWN